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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
JANUARY 3, 1980
ROOM 282, CITY HALL
1:30 P.M.

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PRESENT: Commissioners Bierman, Dearman, Kelleher, Nakashima,
Rosenblatt, Starbuck and Wortman.

1:30 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

Commissioner Nakashima asked for a status report on the Elsie Street Plan and the Neighborhood Review Board created pursuant to Commission endorsement of the plan.

Commissioner Nakashima asked for a status report on possible Master Plan amendments which could trigger the need for changes in the Subdivision Code.

President Rosenblatt asked for a formal City Attorney opinion on Commission Jurisdiction in Redevelopment Agency areas.

2:00 P.M.

2. EE79.424 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION OF A PROPOSAL TO AMEND THE ZONING MAP AND CITY PLANNING CODE IN ORDER TO ESTABLISH A SPECIAL USE DISTRICT ENCOMPASSING ALL OF THE C-3 (DOWNTOWN) ZONING DISTRICT AND PORTIONS OF THE ADJACENT C-2 (COMMUNITY COMMERCIAL) AND C-M (HEAVY COMMERCIAL) ZONING DISTRICTS; GENERALLY BOUNDED ON THE EAST BY THE GOLDEN GATEWAY AND EMBARCADERO CENTER PROJECTS, ON THE SOUTH BY FOLSOM STREET AND THE CENTRAL FREEWAY, ON THE WEST BY THE CENTRAL FREEWAY BETWEEN MARKET AND McALLISTER STREETS AND BY VAN NESS AVENUE BETWEEN McALLISTER AND CLAY STREETS, AND ON CLAY STREET BETWEEN VAN NESS AVENUE AND LARKIN STREET, BY EDDY STREET BETWEEN LARKIN BETWEEN POWELL AND FRONT STREETS, WHICH BOUNDARIES ARE SPECIFICALLY SHOWN ON A MAP OF THE PROPOSED

SUMMARIES OF THE REGULAR MEETING

JANUARY 3, 1980

2:00 P.M. (Cont)

DISTRICT ON DISPLAY AT THE DEPARTMENT OF CITY PLANNING; IN WHICH DISTRICT APPROVAL OF A CONDITIONAL USE APPLICATION WOULD BE REQUIRED BEFORE A BUILDING PERMIT COULD BE ISSUED FOR A NEW BUILDING OR EXPANSION OF AN EXISTING BUILDING THAT WOULD RESULT IN A FLOOR AREA RATIO GREATER THAN 7 TO 1, OR REDUCTION OF SUNLIGHT IN CERTAIN PUBLIC AND PRIVATE PARKS, PLAZAS AND OPEN SPACES, OR THE NET LOSS OF MORE THAN FIVE DWELLING UNITS.

Disapproved Resolution 8462 Vote 6-1
Voting no: Commissioner Wortman

3. CONSIDERATION OF RESOLUTION OF INTENTION TO AMEND THE ZONING MAP AND CITY PLANNING CODE IN ORDER TO ESTABLISH A SPECIAL USE DISTRICT ENCOMPASSING ALL OF THE C-3 (DOWNTOWN) ZONING DISTRICT AND PORTIONS OF THE ADJACENT C-2 (COMMUNITY COMMERCIAL) AND C-M (HEAVY COMMERCIAL) ZONING DISTRICTS; GENERALLY BOUNDED ON THE EAST BY THE GOLDEN GATEWAY AND EMBARCADERO CENTER PROJECTS, ON THE SOUTH BY FOLSOM STREET AND THE CENTRAL FREEWAY, ON THE WEST BY THE CENTRAL FREEWAY BETWEEN MARKET AND McALLISTER STREETS AND BY VAN NESS AVENUE BETWEEN McALLISTER AND CLAY STREETS, AND ON CLAY STREET BETWEEN VAN NESS AVENUE AND LARKIN STREET, BY EDDY STREET BETWEEN LARKIN BETWEEN POWELL AND FRONT STREETS, WHICH BOUNDARIES ARE SPECIFICALLY SHOWN ON A MAP OF THE PROPOSED DISTRICT ON DISPLAY AT THE DEPARTMENT OF CITY PLANNING; IN WHICH DISTRICT APPROVAL OF A CONDITIONAL USE APPLICATION WOULD BE REQUIRED BEFORE A BUILDING PERMIT COULD BE ISSUED FOR A NEW BUILDING OR EXPANSION OF AN EXISTING BUILDING THAT WOULD RESULT IN A FLOOR AREA RATIO GREATER THAN 7 TO 1, OR REDUCTION OF SUNLIGHT IN CERTAIN PUBLIC AND PRIVATE PARKS, PLAZAS AND OPEN SPACES, OR THE NET LOSS OF MORE THAN FIVE DWELLING UNITS.
(Continued from the Regular Meeting of December 6, 1979)

Passed motion to continue to January 10, 1980.
Vote 7-0

SUMMARIES OF THE REGULAR MEETING

JANUARY 3, 1980

2:00 P.M. (Cont)

4. CU79.70 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE ON NORTH AND SOUTH SIDES OF FRANCISCO STREET EAST OF GRANT AVENUE, INCLUDING FRONTAGE ON PFEIFFER STREET, LOT 2 IN ASSESSOR'S BLOCK 39 AND LOTS 10 AND 12-24 IN ASSESSOR'S BLOCK 55, FOR A PLANNED UNIT DEVELOPMENT FOR 20 DWELLING UNITS REQUIRING EXCEPTIONS TO THE REAR YARD AND USABLE OPEN SPACE PROVISIONS OF THE CITY PLANNING CODE, AND FOR A COMMUNITY GARAGE WITH 40 OFF-STREET PARKING SPACES, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

(Continued from the Regular Meeting of November 1, 1979)

NOTE: THE DIRECTOR WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO MARCH 6, 1980.

Passed motion to continue to March 6, 1980.

Vote 7-0

3:00 P.M.

5. RS79.94 - REVIEW FOR CONSISTENCY WITH MASTER PLAN OF 234 - 48 MYRTLE STREET (MYRTLE STREET FLATS), SOUTH SIDE BETWEEN VAN NESS AVENUE AND FRANKLIN STREET, PORTION OF LOT WITH FRONTAGE ON GEARY BOULEVARD, FOR 8-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution 8463 Vote 4-3
Voting no: Commissioners Bierman, Dearman and Starbuck

6. CU79.83 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1869 WASHINGTON STREET, NORTH SIDE BETWEEN VAN NESS AVENUE AND FRANKLIN STREET, LOT 10 IN ASSESSOR'S BLOCK 599, FOR CONSTRUCTION OF A 12-UNIT RESIDENTIAL BUILDING 48.5 FEET IN HEIGHT, EXCEEDING 40 FEET HEIGHT IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT AND a 105-D HEIGHT AND BULK DISTRICT.

NOTE: THE DIRECTOR WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO JANUARY 31, 1980.

Passed motion to continue to January 24, 1980.

Vote 7-0

SUMMARIES OF THE REGULAR MEETING

JANUARY 3, 1980

3:30 P.M.

7. CU79.90 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1126 - 30 VALLEJO STREET, NORTH SIDE BETWEEN JONES AND LEAVENWORTH STREETS, LOT 9 IN ASSESSOR'S BLOCK 126, FOR ADDITION OF 4TH UNIT ON LOT WITH AREA OF 3437.5 SQUARE FEET, WHEN 1,000 SQUARE FEET IS REQUIRED PER UNIT IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Disapproved Resolution 8464 Vote 6-0
Absent: Commissioner Rosenblatt

8. CU79.91 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1849 LINCOLN WAY, SOUTHEAST CORNER AT 20TH AVENUE, LOT 43 IN ASSESSOR'S BLOCK 1731, TO REMOVE NON-CONFORMING USE TERMINATION DATE FOR BAR WITH CLOSING HOUR OF 2:00 A.M., IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

NOTE: THE DIRECTOR WILL RECOMMEND THAT THIS MATTER BE CONTINUED INDEFINITELY.

Passed motion to continue to January 10, 1980.
Vote 7-0

4:00 P.M.

9. CU79.94 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 327 - 3RD AVENUE, WEST SIDE BETWEEN CLEMENT STREET AND GEARY BOULEVARD, LOTS 2 AND 3 IN ASSESSOR'S BLOCK 1435, TO REMOVE NON-CONFORMING USE TERMINATION DATE FOR AUTO-MOBILE BODY SHOP IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Disapproved Resolution 8465 Vote 5-1
Voting no: Commissioner Dearman
Absent: Commissioner Rosenblatt

10. CU79.92 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 587 - 7TH AVENUE, WEST SIDE BETWEEN BALBOA AND ANZA STREETS LOT 21 IN ASSESSOR'S BLOCK 1550, FOR CONVERSION OF ONE-FAMILY DWELLING TO RELIGIOUS INSTITUTION (BUDDHIST TEMPLE) IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved Resolution 8465 Vote 6-0
Absent: Commissioner Rosenblatt

SUMMARIES OF THE REGULAR MEETING

JANUARY 3, 1980

4:30 P.M.

11. CONSIDERATION OF A RESOLUTION ENDORSING THE PLAN OF THE CITIZEN'S ADVISORY COMMITTEE, FOR THE DEVELOPMENT OF THE INTERNATIONAL HOTEL SITE.

Passed motion to continue to January 24, 1980.

Vote 6-0

Absent: Commissioner Rosenblatt

Adjournment.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY AND MINUTES
OF THE
REGULAR MEETING
HELD
THURSDAY
JANUARY 3, 1980
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The San Francisco City Planning Commission met pursuant to notice on Thursday, January 3, 1980, at 1:30 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice President; Susan J. Bierman, Eugene Kelleher, Yoshio Nakashima, Charles Starbuck, III and Wallace Wortman, members of the City Planning Commission.

ABSENT: None

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert Passmore, Assistant Director of Planning; George Williams, Assistant Director of Planning; Alec Bash, Planner IV; Charles Gill, City Planning Coordinator; Audrey Owen, Staff Assistant IV; Jim Miller, Planner II; Eva Levine, Planner II and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner. Bill Cooney represented the San Francisco Chronicle and Mike Mewhinney represented the San Francisco Progress.

CURRENT MATTERS

- A. Director's Report
- B. Commissioners' Questions and Matters

Commissioner Nakashima asked for a status report on the Elsie Street Plan and the Neighborhood Review Board created pursuant to Commission endorsement of the plan.

Commissioner Nakashima asked for a status report on possible Master Plan amendments which could trigger the need for changes in the Subdivision Code.

President Rosenblatt asked for a formal City Attorney opinion on Commission Jurisdiction in Redevelopment Agency areas.

EE79.424 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION OF A PROPOSAL TO AMEND THE ZONING MAP AND CITY PLANNING CODE IN ORDER TO ESTABLISH A SPECIAL USE DISTRICT ENCOMPASSING ALL OF THE C-3 (DOWNTOWN) ZONING DISTRICT AND PORTIONS OF THE ADJACENT C-2 (COMMUNITY COMMERCIAL) AND C-M (HEAVY COMMERCIAL) ZONING DISTRICTS; GENERALLY BOUNDED ON THE EAST BY THE GOLDEN GATEWAY AND EMBARCADERO CENTER PROJECTS, ON THE SOUTH BY FOLSOM STREET AND THE CENTRAL FREEWAY, ON THE WEST BY THE CENTRAL FREEWAY BETWEEN MARKET AND McALLISTER STREETS AND BY VAN NESS AVENUE BETWEEN McALLISTER AND CLAY STREETS AND ON CLAY STREET BETWEEN VAN NESS AVENUE AND LARKIN STREET, BY EDDY STREET BETWEEN LARKIN BETWEEN POWELL AND FRONT STREETS, WHICH BOUNDARIES ARE SPECIFICALLY SHOWN ON A MAP OF THE PROPOSED DISTRICT ON DISPLAY AT THE DEPARTMENT OF CITY PLANNING; IN WHICH DISTRICT APPROVAL OF A CONDITIONAL USE APPLICATION WOULD BE REQUIRED BEFORE A BUILDING PERMIT COULD BE ISSUED FOR A NEW BUILDING OR EXPANSION OF AN EXISTING BUILDING THAT WOULD RESULT IN A FLOOR AREA RATIO GREATER THAN 7 TO 1, OR REDUCTION OF SUNLIGHT IN CERTAIN PUBLIC AND PRIVATE PARKS, PLAZAS AND OPEN SPACES, OR THE NET LOSS OF MORE THAN FIVE DWELLING UNITS.

Robert Passmore, Assistant Director of Planning, noted that the appellants included Doan Corporation, the San Francisco Building Trades Council, the San Francisco Chamber of Commerce and the Service Employees International Union, Local 87. He said that it would be appropriate for the appellants to discuss the reasons for their appeals.

Zano O. Greshan, an attorney representing the Doan Corporation, argued that an Environmental Impact Report (EIR) was required. He said that it was a downzoning being proposed and that a significant body of opinion held that it could have an adverse impact. He said that the proposed Special Use District (SUD) should follow a study of its possible consequences. Further, he said that the proposed SUD would require Master Plan amendments and that those amendments would require environmental evaluation. Finally, he said that the proposed "interim" control foreshadowed "final" controls and required an EIR. Doan Corporation, he said, is prepared to support studies of the problem.

SUMMARY AND MINUTES OF THE REGULAR MEETING

JANUARY 3, 1980

Richard Morton, representing the San Francisco Chamber of Commerce, said that the Chamber supported study and a rational effort. We recognize that there are problems, but we think that an EIR is legally required for the SUD, he said.

Stan Smith, representing the San Francisco Building Trades Council, said that he was prepared to support changes in the Urban Design Plan.

Wray Jacobs, representing the Service Employees International Union, Local 87, said that an EIR for the downtown would provide a basis for the evaluation of cumulative impacts. There is serious public controversy, and an EIR should be required, he said.

John Elberling, representing the San Franciscans for Reasonable Growth, said that interim controls should not require an EIR.

Robert Berner, representing the Foundation for San Francisco's Architectural Heritage, said that the 7:1 floor area ratio threshold proposed for the SUD was not a zoning control. It is and is part of an interim process being proposed, he said.

Ruth Gurvanis urged that an EIR be done after the interim controls were in effect.

Robert Passmore, Assistant Director of Planning, said that the Director's recommendation was that the Commission sustain the Negative Declaration. What is being proposed is a change in process. You now already have Discretionary Review power, he said. The SUD and Conditional Use process would provide for earlier review in the context of Code and Master Plan policies, he said. He stressed that the Master Plan made no reference to floor area ratio standards and that the Conditional Use process was not more restrictive than the Discretionary Review process. Finally, he noted that there was the possibility of a revision, to State guidelines, making downzoning categorically exempt.

Commissioner Starbuck moved approval of the Director's recommendation to sustain the Negative Declaration. The California Environmental Quality Act does not define interim zoning as a project, he said. He said that the proposed change was procedural and that the zoning itself was not being changed. I could agree with the need, for an EIR, if the zoning were being changed, he said.

SUMMARY AND MINUTES OF THE REGULAR MEETING

JANUARY 3, 1980

The motion of Commissioner Starbuck was seconded by Commissioner Bierman and passed by a vote of 6-1 as City Planning Commission Resolution No. 8462. Voting no: Commissioner Wortman.

CONSIDERATION OF RESOLUTION OF INTENTION TO AMEND THE ZONING MAP AND CITY PLANNING CODE IN ORDER TO ESTABLISH A SPECIAL USE DISTRICT ENCOMPASSING ALL OF THE C-3 (DOWNTOWN) ZONING DISTRICT AND PORTIONS OF THE ADJACENT C-2 (COMMUNITY COMMERCIAL) AND C-M (HEAVY COMMERCIAL) ZONING DISTRICTS; GENERALLY BOUNDED ON THE EAST BY THE GOLDEN GATEWAY AND EMBARCADERO CENTER PROJECTS, ON THE SOUTH BY FOLSOM STREET AND THE CENTRAL FREEWAY, ON THE WEST BY THE CENTRAL FREEWAY BETWEEN MARKET AND McALLISTER STREETS AND BY VAN NESS AVENUE BETWEEN McALLISTER AND CLAY STREETS, AND ON CLAY STREET BETWEEN VAN NESS AVENUE AND LARKIN STREET, BY EDDY STREET BETWEEN LARKIN BETWEEN POWELL AND FRONT STREETS, WHICH BOUNDARIES ARE SPECIFICALLY SHOWN ON A MAP OF THE PROPOSED DISTRICT ON DISPLAY AT THE DEPARTMENT OF CITY PLANNING; IN WHICH DISTRICT APPROVAL OF A CONDITIONAL USE APPLICATION WOULD BE REQUIRED BEFORE A BUILDING PERMIT COULD BE ISSUED FOR A NEW BUILDING OR EXPANSION OF AN EXISTING BUILDING THAT WOULD RESULT IN A FLOOR AREA RATIO GREATER THAN 7 TO 1, OR REDUCTION OF SUN-LIGHT IN CERTAIN PUBLIC AND PRIVATE PARKS, PLAZAS AND OPEN SPACES, OR THE NET LOSS OF MORE THAN FIVE DWELLING UNITS.
(Continued from the Regular Meeting of December 6, 1979)

Rai Okamoto, Director of Planning, made the following statement:

"The interim controls proposal before you today should be considered in the context of the overall work program and the funding required to carry it out.

In terms of existing planning policies and ordinances, this work would amend the master plan and zoning ordinance based on a typical public planning process with community input throughout. In addition, it is proposed to produce a master environmental impact report, based on the plan which would greatly reduce the amount of project related environmental review, increase the potential for negative declarations on projects in general conformity to the plan and hence reduce time and costs to the city and developers.

SUMMARY AND MINUTES OF THE REGULAR MEETING

JANUARY 3, 1980

As presently conceived, the work program consists of ten tasks as follows:

1. Formulation of Goals and Objectives

Based on community collaboration and in response to the major issues identified in the Phase I effort, they would provide the basis for alternative downtown futures and assist in focussing subsequent analyses.

2. Data Inventory

Much of this data will be used in the existing conditions section of the master EIR. Hence recent project EIR's are a potential data source. Categories of data for EIR and planning use would include land use, transportation, urban design, air quality, noise, economic and energy which reflect the major downtown issues.

3. Option Development

This task would provide an analysis of different ways to approach land use, transportation, physical form, energy use and methods of implementation.

4. Option Assessment

The goals and objectives and the findings of Task 5 would be used to assess the options and community input would be important at this stage. The visual presentation of options by film and three-dimensional model is planned.

5. Special Studies

As the budget permits, these particular issues would be analyzed concurrently with Task 4 and be a basis for assessment. They would include 1) industrial/commercial service analysis to clarify the functional and economic relationship between these uses and the office retail areas, 2) fiscal issues, to focus on the question of the cost of services to and revenues generated from downtown development, 3) air quality monitoring, 4) a housing analysis addressing the effect of downtown development on demand and cost and the prospects for new downtown housing and retention of existing low/moderate stock, and 5) energy utilization.

6. Alternative Plan Formulation, combining the options in collaboration with the public into several alternatives for assessment. Each would be accompanied by an implementation program.
7. Assessment of Alternative Plan, to be done in depth against various issues such as a) economic, b) fiscal, c) esthetic/cultural, d) air quality, e) noise, f) social (including housing, g) transportation, h) energy, i) implementation feasibility.
8. Plan Preparation, or the development of the final plan based on citizen review and input, public workshops, comment by officials including the Planning Commission.
9. Preparation of the Implementation Program, which would address such mechanisms as the regulatory system, capital improvements, public-private actions and decisions, timing, financing menus, institutional procedures, presentation and provisions for change.
10. The EIR for the Plan, much of which will have been prepared in the course of the plan process such as existing conditions, identification of alternatives, and their assessment.

The program summarized above is not unreasonably ambitious given the critical role of the downtown in the city and the region, the lack of current data on which to base decisions, the increasing scale of issues such as transportation, environmental quality and urban design, and the lack of a coherent shared sense of what the downtown could and should be. Were the city larger geographically, spatially dispersed major business pattern could perhaps be acceptable. But the land area constraint and a decreasing fuel supply mandate a concentrated carefully planned downtown based on community determination if such is still possible. Otherwise, regional forces will likely dictate its future form and function.

SUMMARY AND MINUTES OF THE REGULAR MEETING

JANUARY 3, 1980

Preliminary cost estimates of the above program totals \$750,000 divided as follows:

EIR related work	\$353,300
Plan preparation	248,500
<u>Implementation program</u>	<u>149,000</u>
Total estimated	\$750,800

Of this total, it is believed that the following sources are available:

1. Grants (government)

NEA	\$ 50,000	
DOE (energy)	100,000	
<u>DOT</u>	<u>100,000</u>	
	\$250,000	\$250,000

2. Private (private or non-profit)

EIR related	\$260,000	
Plan and implementation		
<u>related</u>	<u>115,000</u>	
	\$375,000	375,000

3. Other

<u>Ad valorem</u>	<u>125,000</u>
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TOTAL	\$750,800
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The estimated total cost of the EIR is \$353,300. The \$260,000 assumed to be provided by the private sector reflects EIR items most directly related to private sector interests and expertise, and further that future environmental review costs to the private developer will be reduced by the master EIR. For comparison, the YBC EIR cost in excess of \$500,000, the Great Highway wastewater project in excess of \$400,000.

It is still planned to utilize a minimum of existing staff with the majority of the work being done by consultants."

SUMMARY AND MINUTES OF THE REGULAR MEETING

JANUARY 3, 1980

At this time, the Commission recessed and reconvened in approximately 20 minutes.

With respect to item No. 4 (CU79.70), a request for Conditional Use authorization on the North and South sides of Francisco Street east of Grant Avenue, President Rosenblatt noted that the Director would recommend continuance to March 6, 1980. He asked if there was any objection to a continuance. There was none.

Commissioner Bierman moved that the matter be continued to March 6. The motion was seconded by Commissioner Nakashima and passed unanimously.

With respect to item No. 6 (CU79.83), a request for Conditional Use authorization at 1860 Washington Street, President Rosenblatt said that the staff recommendation was to continue the matter to January 24, 1980. There was no objection to the continuance.

Commissioner Nakashima moved that the matter be continued to January 24, 1980. The motion was seconded by Commissioner Bierman and passed unanimously.

With respect to item No. 8 (CU79.91), a request for Conditional Use authorization at 1849 Lincoln Way, President Rosenblatt indicated that the Director recommended that the matter be continued to January 10, 1980.

In the absence of objection, Commissioner Bierman moved that the matter be continued to January 10, 1980. The motion was seconded by Commissioner Nakashima and passed unanimously.

At this time the Commission returned to its discussion of item No. 3, a proposed resolution of intent to establish a downtown SUD.

Robert Passmore, Assistant Director of Planning, discussed the City Planning Code in terms of its provisions for Conditional Use review. He said that what was before the Commission was an interim amendment to the Zoning Map. The amendment creates a downtown SUD without changing the basic standards of existing zoning, he said.

Patrick Mahoney, developer of the proposed #1 Sansome Street building, said that he agreed that there was a need for change in the downtown. What is proposed could adversely affect a major sector of the community, and we oppose it, he said.

SUMMARY AND MINUTES OF THE REGULAR MEETING

JANUARY 3, 1980

Commissioner Dearman suggested that it was implicit in Mr. Mahoney's statement that projects would be more subject to disapproval under Conditional Use review. Mr. Mahoney said that the proposed 7:1 threshold would become identified as the upper limit of approval.

Mr. Mahoney said that he was prepared financially and personally to support a comprehensive revision of the Urban Design Plan.

William Coblentz, an attorney, said that he had misunderstood the Commission's procedure and that he had wanted to testify on the issue of the Negative Declaration. An EIR should be required, he said, and your Environmental Review Officer agrees. He asked that Selina Bendix, Environmental Review Officer, be allowed to speak.

Commissioner Bierman said that the Commission had always permitted anyone, wishing to speak, to speak.

John Elberling, representing the San Franciscans for Reasonable Growth, said that he was opposed to the proposed interim control. Each project will be a judgement call, and generally we lose, he said. He said that the 7:1 threshold was inappropriate in some areas and that the Sedway-Cooke recommendations should be the basis of interim control.

James Janes, an attorney representing the #1 Sansome Street Associates, said that there was inherent conflict between a low floor area ratio and a policy of protecting residential units. He said that CEQA did relate to zoning ordinances and that the Negative Declaration was illegal.

Bill Eisen urged the Commission to support Sedway-Cooke type controls.

President Rosenblatt said that he did not fully understand the objection to the Conditional Use process and the 7:1 floor area ratio threshold.

SUMMARY AND MINUTES OF THE REGULAR MEETING JANUARY 3, 1980

We could drop the threshold and say Conditional Use review of everything, but that would bring us back to a process resembling the existing Discretionary Review process. We have proposed Conditional Use, he said, because we have defined more clearly those matters which would be of paramount interest in any future review process. Conditional Use provides for early entry, of a project, into the public hearing process, and it is a vehicle whereby an issue can be raised to the level of the legislative body of the city.

It may be, President Rosenblatt said, that this Conditional Use process is not enough. Possibly, we should consider a text amendment to eliminate the Code's bonus provisions for an interim period.

Mr. Mahoney said that all of this indicated that the proposed SUD was not a simple matter. He suggested that it be set aside.

President Rosenblatt suggested that the matter be continued for one week during which time the staff would prepare a formal resolution to initiate the proposal before the Commission.

Commissioner Nakashima moved the suggestion of President Rosenblatt. It was seconded by Commissioner Bierman and passed unanimously.

RS79.94 - REVIEW FOR CONSISTENCY WITH MASTER PLAN OF 234 -
48 MYRTLE STREET (MYRTLE STREET FLATS), SOUTH SIDE
BETWEEN VAN NESS AVENUE AND FRANKLIN STREET, PORTION
OF LOT WITH FRONTAGE ON GEARY BOULEVARD, FOR 8-UNIT
CONDOMINIUM CONVERSION SUBDIVISION.

A memorandum dated December 28, 1979 and related to this matter was summarized by Alec Bash, Planner IV. Mr. Bash said that the applicant had agreed to a 10% set-aside of low and moderate income units and that the recommendation was that the Commission find the matter consistent with the Master Plan.

Alan Wofsy, the applicant, was present.

Mary Rogers, Chairperson of the Western Addition Project Area Committee, said that she opposed the condominiums. The prices are too high. Those who were displaced won't be able to return, she said. Unless the Section 8 program can be applied to it, it should be denied, she said.

SUMMARY AND MINUTES OF THE REGULAR MEETING

JANUARY 3, 1980

Gene Suttle represented the San Francisco Redevelopment Agency.

President Rosenblatt asked if the Commission had jurisdiction in a Redevelopment Area, and Robert Passmore, Assistant Director of Planning, said that the Commission had no power to deny the condominium

Joan Blackman, Mich Mora, Nicola Caldarao and Donna Dillworth urged that the condominium be denied.

Ed Crocker, Fernando Gonzales, Pat Carey and John Lidden expressed support of the applicant.

Commissioner Bierman said that she opposed the condominiums and asked that her opinion be sent to the Board of Supervisors if the application were approved.

Commissioner Nakashima moved approval of the staff recommendation for a finding of Master Plan consistency. The motion was seconded by Commissioner Wortman and passed by a vote of 4-3 as City Planning Commission Resolution No. 8463. Voting no: Commissioners Bierman, Dearman and Starbuck.

CU79.90 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE ON NORTH AND SOUTH SIDES OF FRANCISCO STREET EAST OF GRANT AVENUE, INCLUDING FRONTAGE ON PFEIFFER STREET, LOT 2 IN ASSESSOR'S BLOCK 39 AND LOTS 10 AND 12-24 IN ASSESSOR'S BLOCK 55, FOR A PLANNED UNIT DEVELOPMENT FOR 20 DWELLING UNITS REQUIRING EXCEPTIONS TO THE REAR YARD AND USABLE OPEN SPACE PROVISIONS OF THE CITY PLANNING CODE, AND FOR A COMMUNITY GARAGE WITH 40 OFF-STREET PARKING SPACES, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

(Continued from the Regular Meeting of November 1, 1979)

A case report was available. It was summarized by Jim Miller, Planner II. Mr. Miller said that the staff recommendation was for disapproval.

Richard Fiore, an architect, represented the applicant. Mr. Fiore said that approval of the application would permit the development of an additional dwelling unit for the City's housing stock.

At this time, President Rosenblatt left the meeting.

SUMMARY AND MINUTES OF THE REGULAR MEETING

JANUARY 3, 1980

Commissioner Bierman moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8464. Absent: Commissioner Rosenblatt.

CU79.94 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 327 - 3RD AVENUE, WEST SIDE BETWEEN CLEMENT STREET AND GEARY BOULEVARD, LOTS 2 AND 3 IN ASSESSOR'S BLOCK 1435, TO REMOVE NON-CONFORMING USE TERMINATION DATE FOR AUTOMOBILE BODY SHOP IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

A case report was available and summarized by Jim Miller, Planner II. Based on policies of the Residence Element of the Master Plan and the fact that a twenty (20) year amortization period had been provided, Mr. Miller said that the staff recommendation was for disapproval.

Harold Menzies, Jr., the applicant, testified that his shop was screened, that it was at the back of his lot, that no work was done on weekends and that he had been at that location since 1944. He said that there were neither complaints nor opposition from the neighborhood.

Bill Eisen, President of the Park Presidio Neighborhood Association, said that he knew of no opposition.

Commissioner Bierman moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima and passed by a vote of 5-1 as City Planning Commission Resolution No. 8465. Voting no: Commissioner Dearman. Absent: Commissioner Rosenblatt.

CU79.92 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 587 - 7TH AVENUE, WEST SIDE BETWEEN BALBOA AND ANZA STREETS LOT 21 IN ASSESSOR'S BLOCK 1550, FOR CONVERSION OF ONE-FAMILY DWELLING TO RELIGIOUS INSTITUTION (BUDDHIST TEMPLE) IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

A case report was available. It was summarized by Alec Bash, Planner IV. Mr. Bash said that the staff recommendation was for approval with conditions.

SUMMARY AND MINUTES OF THE REGULAR MEETING JANUARY 3, 1980

Vic Cotanza, a resident at 524 - 7th Avenue, said that he opposed the application. He said that there was a severe shortage of parking in the area and that the neighborhood was saturated with cars. He said that the proposal would generate additional traffic.

After a discussion of a draft resolution and its conditions of approval, Commissioner Starbuck moved approval of the staff recommendation. The motion was seconded by Commissioner Wortman and passed unanimously as City Planning Commission Resolution No. 8466. Absent: Commissioner Rosenblatt.

CONSIDERATION OF A RESOLUTION ENDORSING THE PLAN OF THE
CITIZEN'S ADVISORY COMMITTEE, FOR THE DEVELOPMENT OF THE
INTERNATIONAL HOTEL SITE.

Eva Levine, Planner II, noted that a report, dated December 1979, entitled "International Hotel Block Development Plan" had been prepared by the Department of City Planning and the International Hotel Block Development Citizen's Advisory Committee. (Copies of this report are available at the Office of the Department of City Planning.) In very brief fashion, she summarized the content of the report. She said that the report had just been made available and that there had not been adequate time for review of the report. We will recommend, therefore, that this matter be continued for action at a later date.

Linda Wang, Chairperson of the International Hotel Block Development Citizen's Advisory Committee, urged the Commission to support the proposal. There is substantial agreement of the Chinatown and Manilatown communities on what should be on that block.

A. L. Robles, Angel Pasquel and Lincoln Chu urged the Commission to support the development plan.

Commissioner Nakashima thanked Eva Levine and Linda Wang for their outstanding effort. He moved that the matter be continued to January 24, 1980. The motion was seconded by Commissioner Bierman and passed unanimously. Absent: President Rosenblatt.

Adjournment: 8:20 p.m.

Respectfully submitted,

Lee Woods
Administrative Secretary
City Planning Commission

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
JANUARY 10, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.
1001 2820
CITY HALL
SAN FRANCISCO

PRESENT: Commissioners Bierman, Dearman, Kelleher, Mignola,
Nakashima, Rosenblatt and Starbuck.

APPROVAL OF THE MINUTES

The minutes of the Regular Meetings of December 13 and 20,
1979 were approved as corrected.

1:00 P.M.

1. Current Matters

A. Director's Report

The Director of Planning reported that, pursuant to the Rent Arbitration Ordinance, members of the Citizen's Housing Task Force had been named. In response to Commissioner Bierman, the Director said that he would verify that the task force would conduct public meetings.

B. Commissioners' Questions and Matters

Commissioner Starbuck asked that Transportation Section prepare a companion resolution, to the resolution of the Golden Gate Bridge Authority, urging major employers to participate in various "Transit First" programs.

The Commission requested that the staff bring to it a resolution establishing a policy of Discretionary Review for all Building Permit applications for that downtown area earlier proposed as a Special Use District.

1:15 P.M.

2. DR79.29 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 790135 AT 2370 MARKET STREET, NORTH SIDE BETWEEN CASTRO AND NOE STREETS; PROPOSAL TO CONSTRUCT A COMMERCIAL BUILDING ON A COMBINED LOT WITH 62 FEET OF FRONTAGE AND 4,990 GROSS SQUARE FEET.

Approved Resolution 8467 Vote 6-0
Absent Commissioner Rosenblatt

SUMMARIES OF THE REGULAR MEETING

JANUARY 10, 1980

1:15 P.M. (Cont)

3. R79.39 - REVOCABLE ENCROACHMENT PERMIT OR STREET VACATION ON 18TH AVENUE, NORTH OF LAKE STREET, IN ORDER TO OCCUPY THE UNDEVELOPED PORTION OF 18TH AVENUE WITH A BRIDGE STRUCTURE OR STAIRWAY FOR ACCESS TO PROPERTY BETWEEN 18TH AND 17TH AVENUES, LOTS 15 AND 19 IN ASSESSOR'S BLOCK 1341.

(Continued from the Regular Meeting of November 29, 1979)

Passed motion for report of non-consistency.

Vote 7-0

4. CU79.91 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1849 LINCOLN WAY, SOUTHEAST CORNER AT 20TH AVENUE, LOT 43 IN ASSESSOR'S BLOCK 1731, TO REMOVE NON-CONFORMING USE TERMINATION DATE FOR BAR WITH CLOSING HOUR OF 2:00 A.M. IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

(Continued from the Regular Meeting of January 3, 1980)

Approved

Resolution 8468

Vote 7-0

2:00 P.M.

5. AMENDMENTS TO THE PLAN FOR THE NORTHEASTERN WATERFRONT, ADOPTED AS PART OF THE MASTER PLAN, RELATING TO LAND USES IN THE NORTHEASTERN WATERFRONT SURVEY AREA, GENERALLY BETWEEN PIERS 7 AND 46, TO CONFORM TO PROPOSALS OF THE NORTHEASTERN WATERFRONT ADVISORY COMMITTEE.

(Continued from the Regular Meeting of December 13, 1979)

Passed motion to continue to January 31, 1980.

Vote 7-0

6. CONSIDERATION OF DESIGNATION OF BOUNDARIES AND ADOPTION OF THE PRELIMINARY REDEVELOPMENT PLAN FOR THE RINCON POINT - SOUTH BEACH REDEVELOPMENT PROJECT.

Passed motion to continue to January 31, 1980.

Vote 7-0

SUMMARIES OF THE REGULAR MEETING

JANUARY 10, 1980

2:00 P.M. (Cont)

7. CONSIDERATION OF ENDORSEMENT OF THE TOTAL DESIGN PLAN, A PART OF THE BAY CONSERVATION DEVELOPMENT COMMISSION SPECIAL AREA PLAN FOR THE SAN FRANCISCO WATERFRONT.

Passed motion to continue to January 31, 1980.
Vote 7-0

8. CU77.32 - REVIEW OF REVISED PLANS FOR CONFORMITY WITH THE TOTAL DESIGN PLAN FOR THE NORTHEASTERN WATERFRONT AND CONSIDERATION OF ADDITIONAL CONDITIONS REGARDING IMPROVEMENTS TO PIER 3, FOR THE CONDITIONAL USE "SANTA ROSA" FERRY BOAT, PERMANENTLY MOORED ON THE NORTH SIDE OF PIER 3, LOT 3 IN ASSESSOR'S BLOCK 9900, PROVIDING COMMERCIAL OFFICES AND ENTERTAINMENT COMPLEX, NON-MARITIME USES IN THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Approved Resolution 8469 Vote 7-0

9. CU79.51 - REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE TEMPORARILY ON THE SOUTH SIDE OF PIER 3 AND PERMANENTLY, AT A LATER DATE, ON THE NORTH SIDE OF PIER 24, EAST OF THE EMBARCADERO, LOT 3 AND 24 RESPECTIVELY IN ASSESSOR'S BLOCK 9900, FOR MOORING OF THE "FRESNO" SHIP TO PROVIDE RETAIL, SERVICE AND OFFICE USES, NON-MARITIME USES IN THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Approved Resolution 8470 Vote 7-0

10. CU79.13 - REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE TEMPORARILY ON THE SOUTH SIDE OF PIER 3 AND PERMANENTLY, AT A LATER DATE, ON THE NORTH SIDE OF PIER 24, EAST OF THE EMBARCADERO, LOTS 3 AND 24 RESPECTIVELY IN ASSESSOR'S BLOCK 9900, FOR MOORING OF THE "DELTA KING" SHIP TO PROVIDE RETAIL, SERVICE AND OFFICE USES, NON-MARITIME USES IN THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Approved Resolution 8471 Vote 7-0

SUMMARIES OF THE REGULAR MEETING

JANUARY 10, 1980

3:00 P.M.

11. CU79.103 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 130 LANDERS STREET, WEST SIDE BETWEEN 15TH AND 16TH STREETS, LOTS 20 AND 21 IN ASSESSOR'S BLOCK 3557, FOR 9 DWELLING UNITS, PART OF A 24-UNIT OVERALL DEVELOPMENT INCLUDING PROPERTY WITH CHURCH STREET FRONTAGE, ON A 2-LOT PARCEL WITH A TOTAL AREA OF 9,580 SQUARE FEET, WHEN 1,000 SQUARE FEET IS REQUIRED PER DWELLING UNIT IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

NOTE: ENVIRONMENTAL EVALUATION OF THIS PROJECT, HAS NOT BEEN COMPLETED. THE CITY PLANNING COMMISSION WOULD EXPECT TO TAKE FINAL ACTION AT A SUBSEQUENT HEARING.

Passed motion to continue to February 7, 1980.
Vote 7-0

12. ZT79.6 - PROPOSAL TO AMEND THE TEXT OF THE CITY PLANNING CODE BY ADDING SECTION 241 THERETO AND AMENDING OTHER SECTIONS AS APPROPRIATE FOR THE PURPOSE OF CREATING A DOLORES HEIGHTS SPECIAL USE DISTRICT IN WHICH A DEEPER REAR YARD, A LOWER HEIGHT LIMIT AND OTHER SPECIAL REGULATIONS TO PRESERVE AND PROTECT THE CHARACTER OF THIS NEIGHBORHOOD WOULD BE APPLIED TO PROPERTIES IN AN RH-1 DISTRICT IN THE GENERAL VICINITY OF 19TH, 22ND, NOE AND CHURCH STREETS AS DESCRIBED IN THE COMPANION ZONING MAP AMENDMENT PROPOSAL ZM79.24.

Approved Resolution 8472 Vote 7-0

SUMMARIES OF THE REGULAR MEETING

JANUARY 10, 1980

3:00 P.M. (Cont)

13. ZM79.24 - PROPOSAL INITIATED BY THE BOARD OF SUPERVISORS TO RECLASSIFY TO A DOLORES HEIGHTS SPECIAL USE DISTRICT, THE PROPERTY CURRENTLY IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT IN THE BLOCKS BOUNDED BY 19TH, 22ND, NOE AND CHURCH STREETS AND THE BLOCK BOUNDED BY 19TH, 20TH, NOE AND HARTFORD STREETS, LOTS 15, 16, 17, 18-34, 49-57, IN ASSESSOR'S BLOCK 3600, LOTS 5-7, 7A, 8, 8A, 9-17, 17A, 18-25, 27-31, 31A, 54-55, 57-58, 85-86 IN ASSESSOR'S BLOCK 3601, LOTS 3-29 IN ASSESSOR'S BLOCK 3602, LOT 1-4, 6-8, 8A, 9-13, 15, 15A, 16-18, 18A, 19-26, 42-43, 44-47, 51-52, 58, 58A, 68-71, 76-90 IN ASSESSOR'S BLOCK 3604, LOT 15-17, 19-21, 21A, 22-23, 27-36, 36A, 37-40, 42, 42A, 43, 43A, 44-50, 50A, 51, 51A, 52-55, 55A, 55B, 55C, 56-60 IN ASSESSOR'S BLOCK 3605, LOTS 13-36, 16A, 17, 17A, 18-19, 21-28, 28A, 29-31, 37-40, 43, 46-48, 48A, 49, 50-63, 63A, 64-65 AND 1A, 67-68, 71-75, 78-79 IN ASSESSOR'S BLOCK 3620, LOTS 1-4, 7-9, 41-65, 70, 73-77, 77A, 78, 78A, 79-83, 87-90, 92-93 IN ASSESSOR'S BLOCK 3621, IN ORDER TO REQUIRE A DEEPER REAR-YARD AND A LOWER HEIGHT LIMIT THAN WOULD OTHERWISE APPLY IN AN RH-1 DISTRICT.

Approved

Resolution 8473

Vote 7-0

14. CONSIDERATION OF RESOLUTION OF INTENTION TO AMEND THE ZONING MAP AND CITY PLANNING CODE IN ORDER TO ESTABLISH A SPECIAL USE DISTRICT ENCOMPASSING ALL OF THE C-3 (DOWNTOWN) ZONING DISTRICT AND PORTIONS OF THE ADJACENT C-2 (COMMUNITY COMMERCIAL) AND C-M (HEAVY COMMERCIAL) ZONING DISTRICTS; GENERALLY BOUNDED ON THE EAST BY THE GOLDEN GATEWAY AND EMBARCADERO CENTER PROJECTS, ON THE SOUTH BY FOLSOM STREET AND THE CENTRAL FREEWAY, ON THE WEST BY THE CENTRAL FREEWAY BETWEEN MARKET AND McALLISTER STREETS AND BY VAN NESS AVENUE BETWEEN McALLISTER AND CLAY STREETS, AND ON CLAY STREET BETWEEN VAN NESS AVENUE AND LARKIN STREET, BY EDDY STREET BETWEEN LARKIN BETWEEN POWELL AND FRONT STREETS, WHICH BOUNDARIES ARE SPECIFICALLY SHOWN ON A MAP OF THE PROPOSED DISTRICT ON DISPLAY AT THE DEPARTMENT OF CITY PLANNING; IN WHICH DISTRICT APPROVAL OF A CONDITIONAL USE APPLICATION WOULD BE REQUIRED BEFORE A BUILDING PERMIT COULD BE ISSUED FOR A NEW BUILDING OR EXPANSION OF AN EXISTING BUILDING THAT WOULD RESULT IN A FLOOR AREA RATIO GREATER THAN 7 TO 1, OR REDUCTION OF SUNLIGHT IN CERTAIN PUBLIC AND PRIVATE PARKS, PLAZAS AND OPEN SPACES, OR THE NET LOT OF MORE THAN FIVE DWELLING UNITS.

(Continued from the Regular Meeting of January 3, 1980)

No Action taken.

Adjournment.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
JANUARY 17, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

JAN 19 1980

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Kelleher, Mignola,
Nakashima, Rosenblatt and Starbuck.

1:00 P.M.

1. Current Matters

A. Director's Report

The Director indicated that a letter, to be sent to the
Commanding Officer of the Presidio of San Francisco, would
be drafted affirming the Commission's interest in the
Presidio Master Plan.

Status Report on Great Highway Redesign. No Action taken.

B. Commissioners' Questions and Matters

1:15 P.M.

2. Election of Officers

IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY PLANNING
COMMISSION, THE PRESIDENT AND VICE PRESIDENT OF THE COMMISSION
"SHALL BE ELECTED AT THE FIRST REGULAR MEETING OF THE COMMISSION
HELD ON OR AFTER THE 15TH DAY OF JANUARY OF EACH YEAR; OR AT A
SUBSEQUENT MEETING, THE DATE WHICH SHALL BE FIXED BY THE COMMISS-
SION AT THE FIRST REGULAR MEETING ON OR AFTER THE 15TH DAY OF
JANUARY EACH YEAR".

Passed motion to retain present officers.

Vote 7-0

1:30 P.M.

3. CU79.91 - CONSIDERATION OF A RESOLUTION AUTHORIZING CONDITIONAL
USE AT 1849 LINCOLN WAY, SOUTHEAST CORNER AT 20TH
AVENUE, LOT 43 IN ASSESSOR'S BLOCK 1731, TO REMOVE
NONCONFORMING USE TERMINATION DATE FOR BAR WITH CLOSING
HOUR OF 2:00 A.M. IN AN RM-2 (MIXED RESIDENTIAL,
MODERATE DENSITY) DISTRICT.
(Continued from the Regular Meeting of January 10,
1980)

Passed motion to accept a final resolution.

Vote 7-0

SUMMARIES OF THE REGULAR MEETING

JANUARY 17, 1980

1:30 P.M. (Cont)

4. RS79.81 - REVIEW FOR CONSISTENCY WITH MASTER PLAN OF 8-UNIT CONDOMINIUM CONVERSION SUBDIVISION AT 1430 PACIFIC AVENUE, NORTH SIDE BETWEEN HYDE AND LARKIN STREETS, LOT 12 IN ASSESSOR'S BLOCK 154.
(Continued from the Regular Meeting of December 20, 1979)

NOTE: THE APPLICANT HAS WITHDRAWN THIS APPLICATION.
THE COMMISSION CAN TAKE NO ACTION.

No Action taken.

5. CONSIDERATION OF RESOLUTION ADOPTING A POLICY OF DISCRETIONARY REVIEW FOR ALL BUILDING PERMIT APPLICATION FOR ALL OF THE C-3 (DOWNTOWN) ZONING DISTRICT AND PORTIONS OF THE ADJACENT C-2 (COMMUNITY COMMERCIAL) AND C-M (HEAVY COMMERCIAL) ZONING DISTRICTS; GENERALLY BOUNDED ON THE EAST BY THE GOLDEN GATEWAY AND EMBARCADERO CENTER PROJECTS, ON THE SOUTH BY FOLSOM STREET AND THE CENTRAL FREEWAY, ON THE WEST BY THE CENTRAL FREEWAY BETWEEN MARKET AND McALLISTER STREETS AND BY VAN NESS AVENUE BETWEEN McALLISTER AND CLAY STREETS, AND ON CLAY STREET BETWEEN VAN NESS AVENUE AND LARKIN STREET, BY EDDY STREET BETWEEN LARKIN BETWEEN POWELL AND FRONT STREETS, WHICH BOUNDARIES ARE SPECIFICALLY SHOWN ON A MAP ON DISPLAY AT THE DEPARTMENT OF CITY PLANNING.

(Continued from the Regular Meeting of January 10, 1980)

Approved Resolution 8474 Vote 7-0

6. R79.8C - LEASE OF PATRICK HENRY SCHOOL, 693 VERMONT STREET, INCLUDING FRONTAGE ON KANSAS AND 19TH STREETS, LOTS 17, 19 AND 22 IN ASSESSOR'S BLOCK 4029, TO HETCH HETCHY WATER AND POWER FOR OFFICES FOR APPROXIMATELY 150 EMPLOYEES.

Passed motion for report of Consistency subject to conditions.

Vote 6-0

Abstained: Commissioner Kelleher

SUMMARIES OF THE REGULAR MEETING

JANUARY 17, 1980

1:30 P.M. (Cont)

7. CU79.85 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1555 PACIFIC AVENUE, SOUTH SIDE BETWEEN POLK AND LARKIN STREETS, LOT 33 IN ASSESSOR'S BLOCK 596, FOR OFFICE SPACE AND STORAGE ADDITION ABOVE THE GROUND FLOOR, TOTALLY APPROXIMATELY 4,750 SQUARE FEET, OF WHICH 2,887 SQUARE FEET WERE ADDED IN 1972, IN AN RC-2 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE DENSITY) DISTRICT.

NOTE: INSUFFICIENT PUBLIC NOTICE PRECLUDES COMMISSION ACTION AND REQUIRES THAT THIS MATTER BE CONTINUED.

Passed motion to continue to January 24, 1980.
Vote 7-0

2:00 P.M.

8. UNION STREET SPECIAL USE DISTRICT WILL ALSO BE HEARD TO BRING ITS INTERIM CONTROLS INTO CONFORMANCE WITH THOSE PROPOSED FOR OTHER SPECIAL USE DISTRICTS.
(Continued from the Regular Meeting of October 25, 1979)

Passed motion to continue to February 28, 1980.
Vote 6-0

Absent: Commissioner Dearman

9. 1500-2299 UNION STREET BETWEEN STEINER STREET AND VAN NESS AVENUE; 2959-3299 FILLMORE STREET; 2961-3023 BUCHANAN STREET; 2169-2221 FILBERT STREET; 2645-2725 GOUGH STREET; 2116-2207 GREENWICH STREET; 2633-2902 LAGUNA STREET; 2762-2806 OCTAVIA STREET; AND 2848-2922 WEBSTER STREET; PROPOSAL TO AMEND PARTIALLY THE SPECIAL USE DISTRICT INTERIM CONTROLS INITIATED APRIL 26, 1979; LOTS 6-8 IN ASSESSOR'S BLOCK 509; LOTS 4-6 IN BLOCK 510; LOTS 1-10 IN BLOCK 515; LOTS 19-23 IN BLOCK 516; LOTS 11-18 IN BLOCK 527; LOTS 2A-9E IN BLOCK 528; LOTS 2A-14 IN BLOCK 529; LOTS 7-13, 15-18, 31-33 IN BLOCK 530; LOTS 6-14A IN BLOCK 531; LOTS 9-17, 30 IN BLOCK 532; LOTS 10-20, 22-28, 36, 37 IN BLOCK 533; LOTS 1-21 IN BLOCK 534; LOTS 1, 1A, 25-34 IN BLOCK 539; LOTS 1, 18-23, 24A-27 IN BLOCK 540; LOTS 15-16, 18, 21, 24 IN BLOCK 541; LOTS 1, 1A, 1B, 22, 25, 26, 35-30, 41 IN BLOCK 542; LOTS 1, 23-34 IN BLOCK 543; LOTS 1, 1A, 1B, 1C, 11, 11B, 12-18 IN BLOCK 544; LOTS 1A, 1B IN BLOCK 546.
(Continued from the Regular Meeting of October 25, 1979)

Passed motion to continue to February 28, 1980.
Vote 6-0

SUMMARIES OF THE REGULAR MEETING

JANUARY 17, 1980

3:00 P.M. (Cont)

10. ZM79.38 - 3225 TO 3705 SACRAMENTO STREET BETWEEN LYON AND SPRUCE STREETS AND 345-430 PRESIDIO, PROPOSAL TO RECLASSIFY THE C-2 (COMMUNITY BUSINESS) DISTRICT TO AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT TO A SPECIAL USE DISTRICT; LOTS 6-8, 11-17 IN ASSESSOR'S BLOCK 1007; LOTS 4-14 IN BLOCK 1008; LOTS 7-14, 26, 27 IN BLOCK 1009; LOTS 4-8, 12-15, 28, 28A IN BLOCK 1010; LOTS 4-11, 13-16 IN BLOCK 1011; LOT 7 IN BLOCK 1012; LOT 1 IN BLOCK 1017; LOTS 7A, 7B, 8-12, 16-18, 20, 20A IN BLOCK 1018; LOTS 1, 19-31 IN BLOCK 1019; LOTS 1, 19-22, 24, 25, 28, 29, 35 IN BLOCK 1020; LOTS 5, 6A, 9-13, 15-18, 24-26 IN BLOCK 1021; LOTS 18-24 IN BLOCK 1022.
(Continued from the Regular Meeting of October 25, 1979)

Passed motion to continue to February 28, 1980.
Vote 6-0

4:00 P.M.

11. FILLMORE STREET, BUSH TO JACKSON STREETS AND 2380-2500 CALIFORNIA STREET, STEINER TO FILLMORE STREETS; 2290-2499 PINE STREET, STEINER TO FILLMORE; 2190-2250 BUSH STREET, STEINER TO FILLMORE, PRESENTLY A C-2 (COMMUNITY BUSINESS) DISTRICT; PROPOSAL TO CONSIDER ENACTMENT OF INTERIM CONTROLS WITHIN A SPECIAL USE DISTRICT; LOTS 3, 4 IN ASSESSOR'S BLOCK 634; LOTS 1-10, 10A IN BLOCK 635; LOTS 18, 18A, 21-23 IN BLOCK 636; LOTS 19-24 IN BLOCK 629; LOTS 1-10 IN BLOCK 630; LOTS 1-4 IN BLOCK 611; LOTS 19, 22, 33-35 IN BLOCK 612; LOTS 18, 18A, 18B, 18C, 18D, 18E, 18F AND 19 IN BLOCK 605; LOTS 1-6 IN BLOCK 606; LOTS 17, 20-23, 25 IN BLOCK 653; LOTS 1-11, 19A, 25 IN BLOCK 654; LOTS 1, 2, 32, 34 IN BLOCK 655; LOTS 1-9, 17, 18, 19, 20, 29, 30-33 IN BLOCK 659; LOTS 17-23 IN BLOCK 660.
(Continued from the Regular Meeting of October 25, 1979)

Passed motion to continue to February 28, 1980.
Vote 6-0

5:00 P.M.

12. CONSIDERATION OF BUILDINGS FOR INCLUSION ON A LIST OF STRUCTURES OF MERIT.
(Continued from the Regular Meeting of September 27, 1979)

Passed motion to continue to February 21, 1980.
Vote 6-0

Adjournment: 7:30 p.m.

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SAN FRANCISCO
CITY PLANNING COMMISSION
MINUTES
OF THE
REGULAR MEETING
HELD
THURSDAY
JANUARY 17, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

JUN 9 1980

SAN FRANCISCO
PUBLIC LIBRARY

The San Francisco City Planning Commission met pursuant to notice on Thursday, January 17, 1980, at 1:00 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice President; Susan J. Bierman, Eugene Kelleher, Joseph Mignola, Yoshio Nakashima and Charles Starbuck, members of the City Planning Commission.

ABSENT: None

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert Passmore, Assistant Director of Planning; George Williams, Assistant Director of Planning; Richard Hedman, Planner V; Charles Gill, City Planning Coordinator; Marie Zeller, Planner III; Joseph Fitzpatrick, Planner II; Robin Jones, Planner II; Patrice Fambrini, City Planning Intern and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner. Mike Mewhinney represented the San Francisco Progress.

CURRENT MATTERS

A. Director's Report

The Director noted that he would draft a letter to the Commanding Officer of the Presidio of San Francisco, reaffirming the Commission's and Department's interest in the Presidio Master Plan.

With respect to the Great Highway Redesign, Marie Zeller, Planner III, reported that Michael Painter, Consultant to the Department of City Planning, had revised his redesign plans. Most importantly, he provides for additional parking, she said.

Vivian Goodwin, a long-time resident of the area, said that she was pleased with the additional parking.

President Rosenblatt said that the revisions responded to criticisms raised at the hearing in November of 1979.

No Action was required of the Commission.

B. Commissioners' Questions and Matters

IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY PLANNING COMMISSION, THE PRESIDENT AND VICE PRESIDENT OF THE COMMISSION "SHALL BE ELECTED AT THE FIRST REGULAR MEETING OF THE COMMISSION HELD ON OR AFTER THE 15TH DAY OF JANUARY OF EACH YEAR; OR AT A SUBSEQUENT MEETING, THE DATE WHICH SHALL BE FIXED BY THE COMMISSION AT THE FIRST REGULAR MEETING ON OR AFTER THE 15TH DAY OF JANUARY EACH YEAR".

By unanimous vote, President Rosenblatt and Vice President Dearman were elected for additional terms in their present offices.

CU79.91 - CONSIDERATION OF A RESOLUTION AUTHORIZING CONDITIONAL USE AT 1849 LINCOLN WAY, SOUTHEAST CORNER AT 20TH AVENUE, LOT 43 IN ASSESSOR'S BLOCK 1731, TO REMOVE NONCONFORMING USE TERMINATION DATE FOR BAR WITH CLOSING HOUR OF 2:00 A.M. IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

(Continued from the Regular Meeting of January 10, 1980)

Robert Passmore, Assistant Director of Planning, said that the previously submitted draft resolution had been reviewed with neighborhood representatives. We now believe, he said, that the draft is appropriate, and we recommend your adoption.

Commissioner Dearman moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima and passed unanimously.

RS79.81 - REVIEW FOR CONSISTENCY WITH MASTER PLAN OF 8-UNIT CONDOMINIUM CONVERSION SUBDIVISION AT 1430 PACIFIC AVENUE, NORTH SIDE BETWEEN HYDE AND LARKIN STREETS, LOT 12 IN ASSESSOR'S BLOCK 154.
(Continued from the Regular Meeting of December 20, 1979)

Rai Okamoto, Director of Planning, said that the application had been withdrawn and that there was no action before the Commission.

CONSIDERATION OF RESOLUTION ADOPTING A POLICY OF DISCRETIONARY REVIEW FOR ALL BUILDING PERMIT APPLICATION FOR ALL OF THE C-3 (DOWNTOWN) ZONING DISTRICT AND PORTIONS OF THE ADJACENT C-2 (COMMUNITY COMMERCIAL) AND C-M (HEAVY COMMERCIAL) ZONING DISTRICTS; GENERALLY BOUNDED ON THE EAST BY THE GOLDEN GATEWAY AND EMBARCADERO CENTER PROJECTS, ON THE SOUTH BY FOLSOM STREET AND THE CENTRAL FREEWAY, ON THE WEST BY THE CENTRAL FREEWAY BETWEEN MARKET AND McALLISTER STREETS AND BY VAN NESS AVENUE BETWEEN McALLISTER AND CLAY STREETS, AND ON CLAY STREET BETWEEN VAN NESS AVENUE AND LARKIN STREET, BY EDDY STREET BETWEEN LARKIN BETWEEN POWELL AND FRONT STREETS, WHICH BOUNDARIES ARE SPECIFICALLY SHOWN ON A MAP ON DISPLAY AT THE DEPARTMENT OF CITY PLANNING.

(Continued from the Regular Meeting of January 10, 1980)

Robert Passmore, Assistant Director of Planning, indicated that a draft resolution containing the following "Resolved" clause was before the Commission:

"AND BE IT FURTHER RESOLVED, That the Commission hereby states its policy to that any building permit application for either new building construction or an alteration which increases the amount of occupied floor area in a building, for a site located in that downtown area illustrated on the map on file at the Department of City Planning, shall be considered by the Commission under its powers of discretionary review;

AND BE IT FURTHER RESOLVED, That this policy shall remain in effect until such time as comprehensive revisions to the downtown zoning provisions are adopted by the City, or until the policy is withdrawn by subsequent resolution of the Commission;

AND BE IT FURTHER RESOLVED, That the review by the Commission of building permit applications shall include, but not be limited to, analysis of the following topics:

1. Protection and enhancement of the pedestrian environment,
2. Preservation of architecturally and historically significant buildings,
3. Preservation of housing,
4. Avoidance of industrial displacement,
5. Adequate and appropriate means of transportation to and from the project site,
6. Energy conservation,
7. Physical relationship of the proposed building to its environs,
8. Effect on views from public areas and on the City skyline."

Mr. Passmore said that the eight issues of the draft resolution had been raised by the Commission prior to Phase I of the downtown study and that they had been raised by the study. These issues, he said, will be related to Master Plan policies in the context of building permit application review.

There was no one present wishing to testify on the matter.

Commissioner Starbuck moved approval of the draft resolution. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8474.

R79.8C - LEASE OF PATRICK HENRY SCHOOL, 693 VERMONT STREET, INCLUDING FRONTAGE ON KANSAS AND 19TH STREETS, LOTS 17, 19 AND 22 IN ASSESSOR'S BLOCK 4029, TO HETCH HETCHY WATER AND POWER FOR OFFICES FOR APPROXIMATELY 150 EMPLOYEES.

With respect to this matter, the Director had prepared a memorandum, dated January 14, 1980, for the Commission. The memorandum was summarized by Joseph Fitzpatrick, Planner III.

Jack O'Roarke represented Hetch Hetchy Water and Power which proposed to use the school facility.

Dale Stanclift represented the San Francisco Unified School District. Mr. Stanclift said that the school had been recently vacated and that if the facility were occupied, the threat of vandalism would be reduced.

Mr. O'Roarke said that ideally Hetch Hetchy would prefer a ten-year lease.

Bablette Dreike, a resident of the area, testified that she was opposed to everything but educational use.

Virginia Sustarich said that her opposition stemmed from probable traffic impacts.

Ruth Passen, a resident of the area, urged Hetch Hetchy to look into the possibility of a "van-pooling" program.

Lorraine Yoeman, a resident of the neighborhood, said that another school in the area would be more appropriate.

Commissioner Bierman said that, in her opinion, the proposal did not violate the Master Plan. Vandalism can be a problem, she said. She said that if the proposal was to be approved, a letter should be sent to the Board of Education urging that the neighborhood be permitted to use the playground facilities and that kitchen equipment be returned and the neighborhood be permitted use of it.

President Rosenblatt said that an inability of the Public Utilities Commission to devise a "Transit-First" scheme for its employees would be a huge irony. We need a specific commitment from Hetch Hetchy, he said.

The Director said that his recommendation was that he be authorized to report that the matter was in conformity with the Master Plan provided that certain conditions were met. One condition, he said, would be development of a "Transit-First" program, by Hetch Hetchy, acceptable to the Commission.

CU79.85 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1555 PACIFIC AVENUE, SOUTH SIDE BETWEEN POLK AND LARKIN STREETS, LOT 33 IN ASSESSOR'S BLOCK 596, FOR OFFICE SPACE AND STORAGE ADDITION ABOVE THE GROUND FLOOR, TOTALLY APPROXIMATELY 4,750 SQUARE FEET, OF WHICH 2,887 SQUARE FEET WERE ADDED IN 1972, IN AN RC-2 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE DENSITY) DISTRICT.

Robert Passmore, Assistant Director of Planning, said that the matter should be postponed for one week.

Commissioner Starbuck moved that the matter be continued to January 24, 1980. The motion was seconded by Commissioner Bierman and passed unanimously.

UNION STREET SPECIAL USE DISTRICT WILL ALSO BE HEARD TO BRING ITS INTERIM CONTROLS INTO CONFORMANCE WITH THOSE PROPOSED FOR OTHER SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of October 25, 1979)

Robert Passmore, Assistant Director of Planning, said that the staff recommendation was that the Commission take testimony on item Nos. 8-11 (Union Street, Sacramento Street and Fillmore Street) and that each of these items be continued to February 28, 1980.

Robin Jones, Planner II, summarized a staff memorandum dated January 17, 1980, entitled "Neighborhood Commercial Zoning Study Status Report". Ms. Jones made the following statement:

"On October 25, 1979, the Department released the report Neighborhood Commercial Conservation and Development which contained a proposal for interim controls for neighborhood commercial districts. The proposal was comprised of a size and general characteristics component, a vertical component, and a special use component.

The special use component contained a recommendation for a Conditional Use Table which classified bars, restaurants, fast food establishments, places of entertainment, and financial offices as conditional uses. This recommendation differed from an earlier model, initiated as part of the Union Street Special Use District, which utilized a conditional use threshold (quota) to establish the density at which a particular special use (bar, restaurant) would require a conditional use permit. The decision to remove the conditional use threshold model from the October 25th proposal was based on preliminary advice from the City Attorney's office.

Following the October 25th City Planning Commission presentation over 650 reports were distributed to neighborhood residents and merchants. A series of 25 neighborhood meetings were conducted to receive comments on the report and its recommendations. A summary of these meetings, public comment, and letters received is presented at the end of this memorandum.

Much of the public comment was critical of the Conditional Use Table which placed extensive reliance on the conditional use process for the approval of applications for bars, restaurants, fast food establishments, places of entertainment, and financial offices. Concern was expressed that too many uses would require conditional use authorization, that the conditional use process is too lengthy, and that conditions for approval of such applications were unclear.

Based on these comments, staff discussion, and a clarification of legal aspects of the Union Street conditional use threshold model, staff now believes that the original proposal should be modified to reflect the threshold concept. The following additions have been made to the work program.

1. Revise Conditional Use Table to incorporate the conditional use threshold model (Union Street Special Use District). A draft is attached with sample numbers. These figures will be adjusted in consultation with neighborhood resident and merchant groups before final submittal to the Commission.
2. Simplify the current conditional use application process to facilitate processing of applications within a reasonable time period.
3. Develop and publish criteria for the approval of conditional use applications.

Staff is also preparing estimates of potential caseloads and budget implications of the proposal.

The other significant body of comment has focused on the vertical component of the proposal. Many people have expressed the opinion that there should be no restrictions on upper story units in commercial districts. Many others believe that no more conversions of upper story residential units should be permitted. Some believe that the decision to convert a unit should depend on whether the proposed use would serve neighborhood residents."

John Lemon testified that he represented the Small Business Administration. Mr. Lemon said that the proposal could severely impact existing small business and make difficult the development of new small business.

Bruce Lilienthal represented San Francisco for Neighborhood Enterprise. Mr. Lilienthal urged caution. The proposal, unless carefully considered, could have an extreme effect on the future of small business, he said.

William Sepatis said that there was a need to involve more people in this process. In the Haight-Ashbury, we want no controls, he said.

Gabrielle Strain urged a policy of no interference.

Louis Hopler said that he represented an ad hoc group of people who lived and worked in the districts. This study, he said, is a plan for restrictions not development.

Radah Butler, representing the San Francisco Board of Realtors, said that criteria for types and distribution of uses should be the first objective. She said that there were two issues -- abusive uses and housing -- and that these should be separated. The free market should be permitted to work as freely as possible, she said.

Harriett Witt, a resident of the Union Street Area argued for no intervention in the free market process.

Bill Clark, representing the Union Street Committee, endorsed the work of the Planning Department and said that its work should continue.

William Lacey, a developer and Union Street property owner, said that the Department's effort seemed an attempt to reconcile the irreconcilable. Police business cannot be accomplished through planning, he said.

Margaret Lacey said that she hoped that the only intent was not to put a lid on the commercial districts.

Mervyn Silberberg, representing the Sacramento Street Merchants Association, said that his organization was opposed to the rezoning of Sacramento Street. Mr. Silberberg said that it was unreasonable to attempt to solve the housing crisis at the expense of the commercial districts.

At this time Commissioner Dearman left the hearing.

Margaret Gault, representing the Presidio Heights Association of Neighbors, urged protection of existing residential units and said that there should be no bars, no fast-foods outlets and no bathhouses on Sacramento Street.

Louis Lewis, a Union Street resident, said that he favored free enterprise but that there should be a balanced mix of uses on Union Street.

John Johnston, representing the Sacramento Street Merchants Association, said that the "Conditional Use Threshold" concept was consistent with concepts endorsed by his organization.

Charles Haghner, representing the Pacific Heights Residents Association and the Pacific Heights Council, said that his organizations favored an approach combining a Special Use District with a "Conditional Use Threshold".

At the conclusion of public testimony, Commissioner Bierman moved approval of the staff recommendation to continue item Nos. 8-11 (Union, Sacramento and Fillmore Streets) to February 28, 1980. The motion was seconded by Commissioner Nakashima and passed unanimously. Absent: Commissioner Dearman.

1500-2299 UNION STREET BETWEEN STEINER STREET AND VAN NESS AVENUE; 2925-3299 FILLMORE STREET; 2961-3023 BUCHANAN STREET; 2169-2221 FILBERT STREET; 2645-2725 GOUGH STREET; 2116-2207 GREENWICH STREET; 2633-2902 LAGUNA STREET; 2762-2806 OCTAVIA STREET; AND 2848-2922 WEBSTER STREET; PROPOSAL TO AMEND PARTIALLY THE SPECIAL USE DISTRICT INTERIM CONTROLS INITIATED APRIL 26, 1979; LOTS 6-8 IN ASSESSOR'S BLOCK 509; LOTS 4-6 IN BLOCK 510; LOTS 1-10 IN BLOCK 515; LOTS 19-23 IN BLOCK 516; LOTS 11-18 IN BLOCK 527; LOTS 2A-9E IN BLOCK 528; LOTS 2A-14 IN BLOCK 529; LOTS 7-13, 15-18, 31-33 IN BLOCK 530; LOTS 6-14A IN BLOCK 531; LOTS 9-17, 30 IN BLOCK 532; LOTS 10-20, 22-28, 36, 37 IN BLOCK 533; LOTS 1-21 IN BLOCK 534; LOTS 1, 1A, 25-34 IN BLOCK 539; LOTS 1, 18-23, 24A-27 IN BLOCK 540; LOTS 15-16, 18, 21, 24 IN BLOCK 541; LOTS 1, 1A, 1B, 22, 25, 26, 35-39, 41 IN BLOCK 542; LOTS 1, 23-34 IN BLOCK 543; LOTS 1, 1A, 1B, 1C, 11, 11B, 12-18 IN BLOCK 544; LOTS 1A, 1B IN BLOCK 546.
(Continued from the Regular Meeting of October 25, 1979)

Continued to February 28, 1980.

ZM79.38 - 3225 TO 3705 SACRAMENTO STREET BETWEEN LYON AND SPRUCE STREETS AND 345-430 PRESEDIO, PROPOSAL TO RECLASSIFY THE C-2 (COMMUNITY BUSINESS) DISTRICT TO AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT TO A SPECIAL USE DISTRICT; LOTS 6-8, 11-17 IN ASSESSOR'S BLOCK 1007; LOTS 4-14 IN BLOCK 1008; LOTS 7-14, 26, 27 IN BLOCK 1009; LOTS 4-8, 12-15, 28, 28A IN BLOCK 1010; LOTS 4-11, 13-16 IN BLOCK 1011; LOT 7 IN BLOCK 1012; LOT 1 IN BLOCK 1017; LOTS 7A, 7B, 8-12, 16-18, 20, 20A IN BLOCK 1018; LOTS 1, 19-31 IN BLOCK 1019; LOTS 1, 19-22, 24, 25, 28, 29, 35 IN BLOCK 1020; LOTS 5, 6A, 9-13, 15-18, 24-26 IN BLOCK 1021; LOTS 18-24 IN BLOCK 1022.
(Continued from the Regular Meeting of October 25, 1979)

Continued to February 28, 1980.

FILLMORE STREET, BUSH TO JACKSON STREETS AND 2380-2500 CALIFORNIA STREET, STEINER TO FILLMORE STREETS; 2290-2499 PINE STREET, STEINER TO FILLMORE; 2190-2250 BUSH STREET, STEINER TO FILLMORE, PRESENTLY A C-2 (COMMUNITY BUSINESS) DISTRICT; PROPOSAL TO CONSIDER ENACTMENT OF INTERIM CONTROLS WITHIN A SPECIAL USE DISTRICT; LOTS 3, 4 IN ASSESSOR'S BLOCK 634; LOTS 1-10, 10A IN BLOCK 635; LOTS 18, 18A, 21-23 IN BLOCK 636; LOTS 19-24 IN BLOCK 629; LOTS 1-10 IN BLOCK 630; LOTS 1-4 IN BLOCK 611; LOTS 19, 22, 33-35 IN BLOCK 612; LOTS 18, 18A, 18B, 18C, 18D, 18E, 18F AND 19 IN BLOCK 605; LOTS 1-6 IN BLOCK 606; LOTS 17, 20-23, 25 IN BLOCK 653; LOTS 1-11, 19A, 25 IN BLOCK 654; LOTS 1, 2, 32, 34 IN BLOCK 655; LOTS 1-9, 17, 18, 19, 20, 29, 30-33 IN BLOCK 659; LOTS 17-23 IN BLOCK 660.
(Continued from the Regular Meeting of October 25, 1979)

Continued to February 28, 1980.

CONSIDERATION OF BUILDINGS FOR INCLUSION ON A LIST OF STRUCTURES OF MERIT.

(Continued from the Regular Meeting of September 27, 1979)

Robert Passmore, Assistant Director of Planning, noted that the Commission had requested a City Attorney's opinion on review procedures that would become effective pursuant to Commission's adoption of the list of structures of merit. He said that the opinion had not yet been received.

Richard Hedman, Planner V, said that the structures of merit list and its attendant review procedures amounted to a "think before you destroy" proposition. The review procedures would occur ordinarily in the environmental review process. This is not new, he said.

Mr. Hedman said that there was a draft resolution before the Commission. In it there is a modified proposal. There is now proposed the creation of an "A" list and a "B" list.

Proposals involving buildings on both "A" and "B" lists would require environmental evaluation. Proposals involving "A" list structures would require the submission of alternative plans, he said.

President Rosenblatt said that, in view of the Commission's recently adopted policy of Discretionary Review in the downtown, the need for the list of structures of merit was not immediately clear to him.

Mr. Hedman said that a clear statement of the Department's interest in preserving those buildings was needed.

Charles Brier, an attorney representing the firm of Jacobs, Sills and Coblenz, said that there should be no action until there was a City Attorney's opinion resolving the issue of the legality of the proposed list.

Nick Unkovic asked for additional clarification of the implications of the inclusion of a building on the list.

Richard Dinkelspiel, representing the owners of the building at 225 Bush Street, said that he concurred with Mr. Brier with respect to an opinion from the City Attorney.

Even Roston, an attorney representing Wells-Fargo Bank urged delay pending a City Attorney's opinion. Further, he said there were the issues of the expense of alternative plans and the absence of reference to the physical condition of a building in the context of inclusion.

John Elberling, representing San Franciscans for Reasonable Growth, urged the adoption of a single list and said that the Commission could not rely, forever, on Discretionary Review.

Ron Kaufman said that he represented the owners of three buildings and that he had experience in the restoration of older buildings. He said that he opposed the "structures" list, that it was the confiscation of property rights without compensation.

Tom Clanton argued that renovation would occur only if there were incentives.

Zane Greshan, an attorney, argued that there were legal problems. He urged continuance pending an opinion from the City Attorney.

James Jans, an attorney representing J. P. Mahoney & Company, asked if there was not conflict between this proposed action and the Supervisor's refusal to grant Landmark status to buildings at #1 Sansome and #58 Sutter Streets. He urged a continuance.

Elmer Johnson, representing the Building Owners and Managers Association urged that there be no action until a City Attorney's opinion was received.

Robert Berner, representing the Foundation of San Francisco's Architectural Heritage, said that the public planning process had been criticized because development interests had not been made sufficiently aware of the importance placed on many of these buildings. This is a modest step, he said, in recognizing the public and community values inherent in these buildings. This will identify resources to which Discretionary Review and Master Plan policies would refer.

Bob Steele, representing the owners of a building at 158 California Street, said that, beyond the building's facade, there was a question of the soundness of the building's foundation.

Mr. Passmore read from a letter from G. B. Platt, President of the Landmarks Preservation Advisory Board. She urged approval of the matter before the Commission. Mr. Passmore, the Assistant Director of Planning, restated the staff recommendation for a continuance to February 21, 1980.

JANUARY 17, 1980

Commissioner Mignola moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima and passed unanimously.

Adjournment: 7:20 p.m.

Respectfully submitted,

Lee Woods
Administrative Secretary
City Planning Commission

SF
CST
#21
1/24/80

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
JANUARY 24, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

JAN 28 1980

CITY PLANNING
COMMISSION

PRESENT: Commissioners Bierman, Dearman, Kelleher, Nakashima,
Rosenblatt-and Starbuck.

ABSENT: Commissioner Mignola

1:00 P.M.

1. Current Matters

A. Director's Report

Alec Bash, Planner IV, reported that the Department would proceed to process Conditional Use applications from Non-Conforming Uses requesting continuance beyond to May 1980 termination date for Non-Conforming Uses.

Rai Okamoto, Director of Planning, announced that, in the context of environmental review, all "first" contacts with project sponsors would be in his office and that recommendations for Environmental Impact Report Content would be documented.

B. Commissioners' Questions and Matters

Commissioner Starbuck said that that section of Powell Street containing the Pier 39 garage seemed permanently blocked and closed. He asked if the Commission would hear a Master Plan referral. Also, he asked if the City would receive any compensation.

1:15 P.M.

2. CONSIDERATION OF A RESOLUTION ENDORSING THE PLAN, OF THE CITIZEN'S ADVISORY COMMITTEE, FOR THE DEVELOPMENT OF THE INTERNATIONAL HOTEL SITE.

Approved Resolution 8475 Vote 6-0
Absent: Commissioner Mignola

SUMMARIES OF THE REGULAR MEETING

JANUARY 24, 1980

1:30 P.M.

3. CU79.85 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1555 PACIFIC AVENUE, SOUTH SIDE BETWEEN POLK AND LARKIN STREETS, LOT 33 IN ASSESSOR'S BLOCK 596, FOR OFFICE SPACE AND STORAGE ADDITION ABOVE THE GROUND FLOOR, TOTALLING APPROXIMATELY 4,750 SQUARE FEET, OF WHICH 2,887 SQUARE FEET WERE ADDED IN 1972, IN AN RC-2 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE DENSITY) DISTRICT.
(Continued from the Regular Meeting of January 17, 1980)

Approved/Conditions Resolution 8476 Vote 6-0
Absent: Commissioner Mignola

4. CU79.83 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1860 WASHINGTON STREET, NORTH SIDE BETWEEN VAN NESS AVENUE AND FRANKLIN STREET, LOT 10 IN ASSESSOR'S BLOCK 599, FOR CONSTRUCTION OF A 12-UNIT RESIDENTIAL BUILDING 48.5 FEET IN HEIGHT, EXCEEDING 40 FEET HEIGHT IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM SENSITY) DISTRICT AND A 105-D HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of January 3, 1980)

Disapproved Resolution 8477 Vote 6-0
Absent: Commissioner Mignola

2:00 P.M.

5. ZM79.40 - 400 TO 600 CASTRO STREET, BETWEEN 19TH AND MARKET STREETS; 4051-4257 18TH STREET, BETWEEN DIAMOND AND HARTFORD STREETS; AND 4105-4123 19TH STREET, BETWEEN CASTRO AND COLLINGWOOD STREETS; PROPOSAL TO RECLASSIFY THE C-2 (COMMUNITY BUSINESS) DISTRICT TO AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT OR TO A SPECIAL USE DISTRICT; LOTS 2-12, 14-16, 33-35 IN ASSESSOR'S BLOCK 2647; LOTS 16-20, 22A, 43, 52 IN BLOCK 2648, LOTS 1, 35-39 IN BLOCK 2694; LOTS 1-16, 35, 36, 41, 42 IN BLOCK 2695; LOT 1 IN BLOCK 2696; LOTS 51-62, 64, 66, 71-76, 85 IN BLOCK 3582; LOTS 1, 56-59, 61-79, 80-88 IN BLOCK 3583.
(Continued from the Regular Meeting of October 25, 1979)

Continued to February 28, 1980.

SUMMARIES OF THE REGULAR MEETING

JANUARY 24, 1980

2:00 P.M.

6. ZM79.12 - 4127 TO 4147 - 19TH STREET, PROPOSAL TO RECLASSIFY THE RH-3 (RESIDENTIAL, HOUSE THREE-FAMILY) DISTRICT TO AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; LOTS 31, 32, 34 AND 35 IN ASSESSOR'S BLOCK 2696.

(Continued from the Regular Meeting of October 25, 1979)

Continued to February 28, 1980)

3:00 P.M.

7. ZM79.41 - 1800 TO 2399 MARKET STREET, BETWEEN CASTRO AND VALENCIA STREETS; 325, 327, 375 CASTRO STREET; 250-292 AND 313-333 NOE STREET; 3600, 3583 AND 3571 - 16TH STREET; 150-212 SANCHEZ STREET; 655, 683, 685, 689, 691, 693 AND 700-748 - 14TH STREET; 200, 214 AND 216 DUBOCE STREET; AND 1, 102-250, 101-271 CHURCH STREET, PROPOSAL TO RECLASSIFY THE C-2 (COMMUNITY BUSINESS) DISTRICT TO AN RC-1, RC-2, RC-3 TO RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, LOW, MEDIUM OR HIGH DENSITY) DISTRICT; LOTS 4-8, 14, 16 IN ASSESSOR'S BLOCK 871; LOTS 1, 2, 4-7 IN BLOCK 872; LOTS 1-17 IN BLOCK 3501; LOTS 40-45, 68, 70, IN BLOCK 3502; LOT 2 IN BLOCK 3503; LOTS 57-60 IN BLOCK 3534; LOTS 1, 8, 9, 11-13 IN BLOCK 3535; LOT 1 IN BLOCK 3537; LOTS 7-10 IN BLOCK 3541; LOTS 4-17, 39-41 IN BLOCK 3542; LOTS 1, 3, 3A, 3B, 10-12 IN BLOCK 3543; LOTS 56-60, 62-65, 67, 70-72 IN BLOCK 3544; LOTS 35A, 36-39 IN BLOCK 3558; LOTS 1-3, 9, 12-19 IN BLOCK 3559; LOTS 1, 5-13, 15, 31 IN BLOCK 3560; LOTS 8-15 IN BLOCK 3561; LOTS 1, 3, 4, 6-15, 17 IN BLOCK 3562; LOTS 18, 19, 22, 23, 25-30, 34, 35 IN BLOCK 3563; LOTS 86-93 IN BLOCK 3564.

(Continued from the Regular Meeting of October 25, 1979)

Continued to February 28, 1980.

SUMMARIES OF THE REGULAR MEETING

JANUARY 24, 1980

4:00 P.M.

8. ZM79.49 - 3750-4199 - 24TH STREET, DIAMOND TO CHATTANOOGA STREETS, PRESENTLY AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT: PROPOSAL TO CONSIDER ENACTMENT OF INTERIM CONTROLS WITHIN A SPECIAL USE DISTRICT; LOTS 18, 19, 21, 22 IN ASSESSOR'S BLOCK 3650; LOTS 14-22 IN BLOCK 3651; LOTS 12, 13, 16-18, 44-46 IN BLOCK 3652; LOTS 6-9, 15-17, 19, 41 IN BLOCK 2830; LOTS 5-21 IN BLOCK 2831; LOTS 1-4 IN BLOCK 6506; LOTS 1, 13A-24, 27-32 IN BLOCK 6507; LOTS 1, 25-40 IN BLOCK 6508; LOTS 1, 2, 20-23, 28, 29, 35-40 IN BLOCK 6509; LOTS 21-23 IN BLOCK 6510.
(Continued from the Regular Meeting of October 25, 1979)

Continued to February 28, 1980.

5:00 P.M.

9. EE79.456 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR FOUR SINGLE-FAMILY DWELLING UNITS AT 1981 FUNSTON AVENUE, BETWEEN ROCKRIDGE, RADIO TERRACE AND 14TH AVENUE; LOTS 51-54 IN ASSESSOR'S BLOCK 2121A.

Disapproved Resolution 8478 Vote 3-2
Voting No: Commissioners Bierman and Starbuck
Absent: Commissioners Dearman and Mignola

10. DR79.1 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 7811533-7811536 AT 1981 FUNSTON AVENUE, BETWEEN ROCKRIDGE, RADIO TERRACE AND 14TH AVENUE; LOTS 51-54 IN ASSESSOR'S BLOCK 2121A. PROPOSAL TO BUILD FOUR SINGLE-FAMILY DWELLINGS.

Passed motion not to take Discretionary Review.
Vote 3-2
Voting No: Commissioners Bierman and Starbuck
Absent: Commissioners Dearman and Mignola

11. DR79.1 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 7811533-7811536 AT 1981 FUNSTON AVENUE, BETWEEN ROCKRIDGE, RADIO TERRACE AND 14TH AVENUE; LOTS 51-54 IN ASSESSOR'S BLOCK 2121A. PROPOSAL TO BUILD FOUR SINGLE-FAMILY DWELLINGS.

No Action taken.

Adjournment.

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1/24/80

SAN FRANCISCO
CITY PLANNING COMMISSION
MINUTES
OF THE
REGULAR MEETING
HELD
THURSDAY
JANUARY 24, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

SEP 29 1980

SAN FRANCISCO
PUBLIC LIBRARY

The San Francisco City Planning Commission met pursuant to notice on Thursday, January 24, 1980, at 1:00 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice President; Susan J. Bierman, Eugene Kelleher, Yoshio Nakashima and Charles Starbuck III, members of the City Planning Commission.

ABSENT: Commissioner Joseph Mignola.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert W. Passmore, Assistant Director of Planning; Alec Bash, Planner IV; Barbara Sahm, Assistant Environmental Review Officer; Jim Miller, Planner II; Mary Anne Miller, Planner II; Robin Jones, Planner II; Patrice Fambrini, Planner II; Eva Levine, Planner II and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner. Mike Mewhinney represented the San Francisco Progress.

CURRENT MATTERS

A. Director's Report

Alec Bash, Planner IV, reported that the Department would proceed to process Conditional Use applications for Non-Conforming Uses (NCU) requesting authorization for continued operation beyond the May 1980 termination date for NCU's.

Rai Okamoto, Director of Planning, announced that, in the context of Environmental Evaluation, all "first" contacts with project sponsors and consultants would be in the Director's Office and that recommendations for Environmental Impact Report content would be documented.

B. Commissioners' Questions and Matters

Commissioner Starbuck noted that that section of Powell Street, on which the North Point Pier garage faced, seemed permanently blocked or closed as a result of the operation of the garage. He asked if the Commission would hear a Master Plan referral to consider the vacation of the street. He suggested that the City should be compensated for the vacation of the street.

CONSIDERATION OF A RESOLUTION ENDORSING THE PLAN, OF THE CITIZEN'S ADVISORY COMMITTEE, FOR THE DEVELOPMENT OF THE INTERNATIONAL HOTEL SITE.

Rai Okamoto, Director of Planning, noted that a draft resolution containing the following resolved clauses was before the Commission:

"THEREFORE BE IT RESOLVED, That the Planning Commission hereby endorse the International Hotel Block Development Plan proposed by the Citizens Advisory Committee as the preliminary plan for the development of the subject block; and

BE IT FURTHER RESOLVED, That the planning Commission support the continuing effort to study and to achieve a desirable development for the entire area of the block."

After a very brief discussion, Commissioner Nakashima moved approval of the draft resolution. The motion was seconded by Commissioner Dearman and passed unanimously as City Planning Commission Resolution No. 8475. Absent: Commissioner Mignola.

CU79.85 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1555 PACIFIC AVENUE, SOUTH SIDE BETWEEN POLK AND LARKIN STREETS, LOT 33 IN ASSESSOR'S BLOCK 596, FOR OFFICE SPACE AND STORAGE ADDITION ABOVE THE GROUND FLOOR, TOTALLING APPROXIMATELY 4,750 SQUARE FEET, OF WHICH 2,887 SQUARE FEET WERE ADDED IN 1972, IN AN RC-2 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE DENSITY) DISTRICT. (Continued from the Meeting of January 17, 1980)

The Commission waived presentation of a case report which had been prepared. Alec Bash, Planner IV, said that the staff recommendation was for approval with conditions.

Nate Rattner, a resident at 1930 Polk Street, said that the parking problem in the neighborhood should be factored into the Commission's review of the application.

Robert Passmore, Assistant Director of Planning, noted that there was an off-street parking requirement which would be satisfied.

In the absence of additional testimony, Commissioner Bierman moved approval of the staff recommendation. The motion was seconded by Commissioner Dearman and passed unanimously as City Planning Commission Resolution No. 8476. Absent: Commissioner Mignola.

CU79.83 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1860 WASHINGTON STREET, NORTH SIDE BETWEEN VAN NESS AVENUE AND FRANKLIN STREET, LOT 10 IN ASSESSOR'S BLOCK 599, FOR CONSTRUCTION OF A 12-UNIT RESIDENTIAL BUILDING 48.5 FEET IN HEIGHT, EXCEEDING 40 FEET HEIGHT IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT AND A 105-D HEIGHT AND BULK DISTRICT. (Continued from the Meeting of January 3, 1980)

A case report was summarized by Jim Miller, Planner II. He said that the staff recommendation was for disapproval of the application.

Francisco Centurion, an Architect, represented the project sponsor, Steven Lee. Mr. Centurion said that the proposed building was in full compliance with what the Code would allow and that the owner had a right to improve his property within the constraints of the Code. Concluding his remarks, he said that neither the Pacific Heights Association nor the Golden Gate Valley Neighborhood Association had any objection to the proposal.

In opposition to the proposal Bennett Katz represented the residents at 1755 Jackson Street. Mr. Ratz said that those residents were concerned about the loss of middle income rental units and that the proposed structure would extend to within 32 feet of the rear yard line at 1755 Jackson Street. It will block light and air, he said.

David Sachs, a resident of the area, said that he concurred with Mr. Katz.

At the conclusion of testimony, President Rosenblatt asked if there was any action by the Commission.

Commissioner Bierman moved approval of the staff recommendation for disapproval. The motion was seconded by Commissioner Dearman and passed unanimously as City Planning Commission Resolution No. 8477. Absent: Commissioner Mignola.

ZM79.40 - 400 TO 600 CASTRO STREET, BETWEEN 19TH AND MARKET STREETS; 4051-4257 18TH STREET, BETWEEN DIAMOND AND HARTFORD STREETS; AND 4105-4123 19TH STREET, BETWEEN CASTRO AND COLLINGWOOD STREETS; PROPOSAL TO RECLASSIFY THE C-2 (COMMUNITY BUSINESS) DISTRICT TO AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT OR TO A SPECIAL USE DISTRICT; LOTS 2-12, 14-16, 33-35 IN ASSESSOR'S BLOCK 2647; LOTS 16-20, 22A, 43, 52 IN BLOCK 2648; LOTS 1, 35-39 IN BLOCK 2694; LOTS 1-16, 35, 36, 41, 42 IN BLOCK 2695; LOT 1 IN BLOCK 2696; LOTS 51-62, 64, 66, 71-76, 85 IN BLOCK 3582; LOTS 1, 56-59, 61-79, 80-88 IN BLOCK 3583. (Continued from the Meeting of October 25, 1979)

Robert Passmore, Assistant Director of Planning, noted that environmental evaluation was not complete and that the staff recommendation was to continue this matter to February 28, 1980.

The Commission then agreed to take public testimony simultaneously on items No. 6 (ZM79.12 - 4127-4147 19th Street), No. 7 (ZM79.41 - 1800-2399 Market Street, between Castro and Valencia Streets; 325, 327, 375 Castro Street; 250-292 and 313-333 Noe Street; 3600, 3583 and 3571-16th Street; 150-212 Sanchez; 655, 683, 685, 689, 691, 693 and 700-748-14th Street; 200, 214 and 216 Duboce Street; and 1, 102-250, 101-271 Church Street) and No. 8 (ZM79.49 3750-4199 24th Street, Diamond to Chattanooga Streets).

Representing the staff of the Department, Robin Jones, Planner II, made the following statement, "On October 25, 1979, the Department released the report Neighborhood Commercial Conservation and Development which contained a proposal for interim controls for neighborhood commercial districts. The proposal was comprised of a size and general characteristics component, a vertical component, and a special use component.

The special use component contained a recommendation for a Conditional Use Table which classified bars, restaurants, fast food establishments, places of entertainment, and financial offices as conditional uses. This recommendation differed from an earlier model, initiated as part of the Union Street Special Use District which utilized a conditional use threshold (quota) to establish the density at which a particular special use (bar, restaurant) would require a conditional use permit. The decision to remove the conditional use threshold model from the October 25th proposal was based on preliminary advice from the City Attorney's office.

Following the October 25th City Planning Commission presentation over 650 reports were distributed to neighborhood residents and merchants. A series of 25 neighborhood meetings were conducted to receive comments on the report and its recommendations. A summary of these meetings, public comment, and letters received is presented at the end of this memorandum.

Much of the public comment was critical of the Conditional Use Table which placed extensive reliance on the conditional use process for the approval of applications for bars, restaurants, fast food establishments, places of entertainment, and financial offices. Concern was expressed that too many uses would require conditional use authorization, that the conditional use process is too lengthy, and that conditions for approval of such applications were unclear.

Based on these comments, staff discussion, and a clarification of legal aspects of the Union Street conditional use threshold model, staff now believes that the original proposal should be modified to reflect the threshold concept. The following additions have been made to work program.

1. Revise Conditional Use Table to incorporate the conditional use threshold model (Union Street Special Use District). These figures will be adjusted in consultation with neighborhood resident and merchant groups before final submittal to the Commission.
2. Simplify the current conditional use application process to facilitate processing of applications within a reasonable time period.
3. Develop and publish criteria for the approval of conditional use applications.

Staff is also preparing estimates of potential caseloads and budget implications of the proposal.

The other significant body of comment has focused on the vertical component of the proposal. Many people have expressed the opinion that there should be no restrictions on upper story units in commercial districts. Many others believe that no more conversion of upper story residential units should be permitted. Some believe that the decision to convert a unit should depend on whether the proposed use would serve neighborhood residents."

The Commission took public testimony from the following persons:

1. Ernie Aston, of the Eureka Valley Merchants Association, said that his Association and the Eureka Valley Promotion Association had agreed that the zoning on Castro Street should be C-2 with a Special Use District (SUD) overlay. Residential, office and retail should be permitted on the second story, but no more than two-thirds of the upper story units should be devoted to Commercial use, he said.
2. Charles Rosen said that a SUD similar to that proposed by the Board of Supervisors was appropriate for Castro Street.
3. David Duncan, of the Eureka Valley Promotion Association, said that commercial districts were different and should be treated differently.
4. Steven Roake, an Architect, said that upper Market Street was a commercial district, that it had always had a regional orientation but now neighborhood serving uses were displacing regional uses and that action should be deferred until there was a clear picture of the direction in which the street was evolving.
5. Robert Fallon, a 24th Street Merchant, said that he had not had adequate notice and that, in his view, commercial owners were being forced to bear the burden of the housing crisis.
6. Chet Williams, an upper Market Street Businessman, said that people in the neighborhoods wanted commercial expansion and that the Conditional Use process would be prohibitive.
7. Walter Park, President of the Duboce Triangle Neighborhood Association, said that the Association wanted a balanced mix of uses, a speedy review process and the preservation of rental housing. He said that second floor conversions should be prevented.
8. Michael Guest, a 24th Street Businessman, said that he had the signatures of 2,000 people who want more "sit-down", beer-wine establishments on 24th Street.

9. Jude Laspa, representing the Coalition for San Francisco Neighborhoods, said that limitations on specific uses should be based on the uniqueness of each neighborhood and that there should be no further commercial expansion on 19th Street in the area of Castro Street.
10. Steve Fink, of the Double Rainbow Ice Cream Company, expressed some dismay that his proposed ice cream parlor was hostage of the Board of Supervisors imposed moratorium on 24th Street.
11. Bonnie Johns, expressed fear of strict controls. Representing the 24th Street Merchants Association, she said that her association no longer supported a Moritorium but that it was still opposed to a proliferation of branch banks and fast-food establishments. Commercial uses above the ground floor should be possible, she said.
12. Barbara Hawkins, representing the Friends of Noe Valley, said that she supported RC-1 on 24th Street and that she opposed the conversion of existing residential units.
13. Helen Bean, of the Duboce Triangle Neighborhood Association, spoke in opposition to the conversion of upper story residential units.
14. Harry Alico, representing the Business and Professional Association of Noe Valley, said that he favored a moritorium on 24th Street, that a balance of uses existed and that controls were needed.
15. Fred Mettner, representing the East and West of Castro Club, urged the retention of tight controls and a prohibition against residential conversions on 24th Street.
16. John Warekois.
17. Louis Hopfer, of the Pyramid Reality Company, said that he was dubious about tight controls which restricted competition.

At the conclusion of public testimony, Commissioner Dearman moved that Item Nos. 5, 6, 7 and 8 be continued to February 28, 1980. The motion was seconded by Commissioner Bierman and passed unanimously.

EE79.456 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR FOUR SINGLE-FAMILY DWELLING UNITS AT 1981 FUNSTON AVENUE, BETWEEN ROCKRIDGE, RADIO TERRACE AND 14TH AVENUE; LOTS 51-54 IN ASSESSOR'S BLOCK 2121A.

Barbara Sahm, Assistant Environmental Review Officer, discussed her memorandum, dated January 21, 1980, to the City Planning Commission. Also, she reviewed the content of the Preliminary Negative Declaration dated December 28, 1979.

With respect to the proposed access road to the development, Commissioner Bierman said that she had doubts, in terms of safety, about the adequacy of the access road.

Albert Polonsky, representing the project sponsor, said that covenants and restrictions including a Maintenance and Open ways agreement with the Fire Department would bind owners and ensure unobstructed access to the proposed development.

Daniel Archer, an Architect, represented the project sponsor and described the project by discussing the composition of each unit.

Hugh Bell, President of the Sunset Heights Association of Responsible People (SHARP), said that his main opposition was the access roadway. How can you ensure that it will remain unobstructed, he asked.

Joe Menahan, a member of SHARP, said that the access road was unsafe and inadequate.

Dorothy Orr, a resident of the Area, said that the slope of the site was unstable and that little could be done to "off-set" the situation. Further, she said that the access road could not accomodate two cars per unit, guest parking and service vehicles. Concluding, she said that there was the hazard of restricted visability from the access road to the main street.

John Balencourt, a resident of Rockridge Drive, described the issues as follows: view blcokage from Rockridge Drive, the loss of open space at the center of the block, traffic, congestion and parking and the hazard of restricted emergency vehcile access.

At approximately 7:00 p.m., Commissioner Dearman left the meeting.

Allen Chamness and Bob Balton, residents of Rockridge Drive, said that the proposal would have adverse impact in terms of traffic, view blockage and increased stress on the slope of the site.

Commissioner Bierman said that in her view the Negative Declaration did not adequately treat the slope and stability of the hillside.

She wondered if the project should not be smaller and set forward in the site.

Robert Passmore, Assistant Director Of Planning, responding to Commissioner Bierman said that the proposed houses were a shallow 40' in depth.

Commissioner Bierman asked Mary Anne Miller, Planner II, if there would be view blockage from Rockridge. Ms. Miller said yes. Barbara Sahm, Assistant Environmental Review Officer, said that reference to this would be included in the Negative Declaration.

Arthur Mark, a Funston Street resident, said that the instability was a fact and that his house was slipping.

Mr. Polonsky noted that there was apparently some question about the adequacy and legitimacy of the Negative Declaration as it had been filed.

Ms. Sahm said that a petition had been filed on the last day of the appeal period and that it was easier to accept the petition than to explain what was really needed to effect an appeal.

President Rosenblatt said that he was dubious about the kind of use which had been made of the Commission's appeal procedures.

Mr. Polonsky said that he would accept additions to the Negative Declaration but that he was not waiving any rights with respect to the inadequate appeal.

Returning to the project, as described in the Negative Declaration, Mr. Polonsky said that the homes were only 40' in depth, that lot coverage did not exceed 21%, that open space had been inserted between buildings, that building envelope and height had been reduced and that the project was in total Code compliance. He concluded saying that soils engineering recommendations for 18" diameter piers drilled 5' into bedrock would be implemented and that Fire Department recommendation would be adopted.

Dan Herzog, a soils engineer representing the project sponsor, said that drilling had confirmed the existence of bedrock. This is a good material and safe houses can be built, he said. Concluding, he said that sand would sift by the piers and that there was no relationship between the size of the size of a structure and a potential amount of slippage.

Rai Okamoto, Director of Planning, said that the staff recommendation was to deny the appeal and to include additional language related to view blockage, slope stability and access.

Commissioner Starbuck said that the preliminary Negative Declaration needed more description of the 16' paved access road and the cul-de-sac at the bottom of the road. Further, he said that it needed more detail on the impact on the view corridor from Funston Street.

Ms. Sahm said that the Negative Declaration would be amended with further discussion of view blockage, floor plans for each unit, soils recommendations related to the buildings piers and the access road.

Commissioner Nakashima moved approval of the staff recommendation to sustain the Negative Declaration as amended. The motion was seconded by Commissioner Kelleher.

Commissioner Bierman said that she would vote "no". There is a controversy and the situation needs more exploration and documentation, she said. She noted that an Environmental Impact Report would include a discussion of alternatives.

The motion passed by a vote of 3-2 as City Planning Commission Resolution No. 8478. Voting no: Commissioners Bierman and Starbuck. Absent: Commissioners Dearman and Mignola.

DR79.1 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION
NOS. 7811533-7811536 AT 1981 FUNSTON AVENUE, BETWEEN
ROCKRIDGE, RADIO TERRACE AND 14TH AVENUE; LOTS 51-54
IN ASSESSOR'S BLOCK 2121A. PROPOSAL TO BUILD FOUR
SINGLE-FAMILY DWELLINGS.

Rai Okamoto, Director of Planning, said that the staff recommendation was for no Discretionary Review. The Negative Declaration appeal has provided the occasion for a thorough discussion. We see no need for further testimony, he said.

Commissioner Bierman said that the proposal would generate neighborhood distress, unrest and fury. This project cries for another look. She moved that the Commission take Discretionary Review. The motion was seconded by Commissioner Starbuck and failed by a vote of 2-3. Voting no: Commissioners Kelleher, Nakashima and Rosenblatt. Absent: Commissioners Dearman and Mignola.

Adjourned: 8:10 p.m.

Respectfully submitted,

Lee Woods, Jr.
Administrative Secretary
City Planning Commission

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
JANUARY 31, 1980
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUN 9 1980

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PRESENT: Commissioners Bierman, Dearman, Kelleher, Mignola,
Nakashima, Rosenblatt and Starbuck.

APPROVAL OF THE MINUTES

The minutes of the Regular Meeting of January 17, 1980 were
approved unanimously. Vote 7-0

1:30 P.M.

1. Current Matters

A. Director's Report

The Director introduced a draft resolution the intent of which
was to authorize the Director to enter into a Work Study
agreement with the Association of Bay Area Governments for the
part-time placement of U.C. Berkeley student Colette Sakoda.

Commissioner Dearman moved approval of the draft resolution.
The motion was seconded by Commissioner Dearman and passed.
unanimously as City Planning Commission Resolution No. 8479.

B. Commissioners' Questions and Matters

Commissioner Bierman asked for staff comment, at a later date,
on a letter, from Sue Hestor, Attorney at Law, wherein Ms.
Hestor alleges possible violations of the Children's Hospital
Conditional Use approval.

Commissioner Starbuck reminded the staff of the Commission's
interest in having permits, for specific types of uses
including bars, savings & loans and fast-foods establishments,
in C-1 and C-2 districts brought to the Commission's
attention.

SUMMARIES OF THE REGULAR MEETING

JANUARY 31, 1980

1:30 P.M. (Cont)

President Rosenblatt said that the Mayor's Office of Community Development was proceeding to implement aspects of the block grant program. To the extent that their program implementation would require prior Commission approval, there could be conflicts, he said. He asked that the staff prepare a list of those community development activities for which Commission action would be required.

2:00 P.M.

2. APPEAL OF PRELIMINARY NEGATIVE DECLARATION FOR A PROPOSAL TO INITIATE AN AMENDMENT TO THE TEXT OF THE CITY PLANNING CODE TO REDUCE OR REMOVE FLOOR AREA BONUS AND CORNER PREMIUM PROVISIONS IN THE C-3 ZONING DISTRICTS UNDER SECTION 126 OF THE CODE.

Appeal withdrawn. No Action required.

3. CONSIDERATION OF RESOLUTION OF INTENTION TO INITIATE A TEXT AMENDMENT TO THE CITY PLANNING CODE TO REDUCE OR REMOVE FLOOR AREA BONUS AND CORNER PREMIUM PROVISIONS IN THE C-3 ZONING DISTRICTS UNDER SECTION 126 OF THE CODE.

Approved Resolution No. 8480

2:30 P.M.

4. REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR 60-66 PLEASANT STREET, NORTH SIDE BETWEEN TAYLOR AND JONES STREETS, LOT 23 IN ASSESSOR'S BLOCK 221, FOR A 4 UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Application withdrawn. No Action taken.

5. REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR 68-70 BEAVER STREET, NORTH SIDE BETWEEN NOE AND CASTRO STREETS, LOT 65B IN ASSESSOR'S BLOCK 3561, FOR A 2-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Application withdrawn. No Action taken.

6. REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR 119 CORWIN STREET, SOUTH SIDE WEST OF ACME ALLEY, LOT 41 IN ASSESSOR'S BLOCK 2715, FOR A 4-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Application withdrawn. No Action taken.

SUMMARIES OF THE REGULAR MEETING

JANUARY 31, 1980

2:30 P.M. (Cont)

7. AMENDMENTS TO THE PLAN FOR THE NORTHEASTERN WATERFRONT, ADOPTED AS PART OF THE MASTER PLAN, RELATING TO LAND USES IN THE NORTH-EASTERN WATERFRONT SURVEY AREA, GENERALLY BETWEEN PIERS 7 AND 46, TO CONFORM TO PROPOSALS OF THE NORTHEASTERN WATERFRONT ADVISORY COMMITTEE.

(Continued from the Regular Meeting of January 10, 1980)

Approved Resolution No. 8481 Vote 6-1

Voting no: Commissioner Mignola

8. CONSIDERATION OF DESIGNATION OF BOUNDARIES AND ADOPTION OF THE PRELIMINARY REDEVELOPMENT PLAN FOR THE RINCON POINT - SOUTH BEACH REDEVELOPMENT PROJECT.

(Continued from the Regular Meeting of January 10, 1980)

Approved Resolution 8483 Vote 6-1

Voting no: Commissioner Mignola

9. CONSIDERATION OF ENDORSEMENT OF THE TOTAL DESIGN PLAN, A PART OF THE BAY CONSERVATION DEVELOPMENT COMMISSION SPECIAL AREA PLAN FOR THE SAN FRANCISCO WATERFRONT.

(Continued from the Regular Meeting January 10, 1980)

Approved Resolution 8482 Vote 6-1

Voting no: Commissioner Mignola

3:00 P.M.

10. AM79.39 - 1300 TO 1899 HAIGHT STREET BETWEEN CENTRAL AND STANYAN STREETS; PROPOSAL TO RECLASSIFY THE C-2 (COMMUNITY BUSINESS) DISTRICT TO RC-1, RC-2, RC-3 OR RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, LOW, MEDIUM OR HIGH DENSITY) DISTRICT; LOTS 4-7 IN ASSESSOR'S BLOCK 1228; LOTS 7, 8, 10, 11, 13, 14 IN BLOCK 1229; LOTS 8-17 IN BLOCK 1230; LOTS 9-18 IN BLOCK 1231; LOTS 1, 4-7 IN BLOCK 1232; LOTS 10, 12-22 IN BLOCK 1233; LOTS 1, 8, 29-31 IN BLOCK 1243; LOTS 22, 24, 25, 27-30 IN BLOCK 1244; LOTS 1, 23-26, 29-33 IN BLOCK 1245; LOTS 23, 28 29 IN BLOCK 1246; LOTS 1, 20, 23-25 IN BLOCK 1247; LOTS 1, 19-23 IN BLOCK 1248; LOTS 14-17, 19, 23 IN BLOCK 1249.
- (Continued from Regular Meeting of October 25, 1979)

Passed motion to continue to February 28, 1980.

Vote 6-0

Absent: Commissioner Dearman

SUMMARIES OF THE REGULAR MEETING

JANUARY 31, 1980

4:00 P.M.

- 11 ZT79.3 - CONSIDERATION OF TEXT AMENDMENT INITIATED BY THE BOARD OF SUPERVISORS TO ESTABLISH CONDITIONAL USE REQUIREMENTS FOR COMMERCIAL ELECTRONIC TRANSMITTING AND RECEIVING ANTENNAE WITH 1000 FEET OF RESIDENTIAL DISTRICTS AND TO MODIFY SECTION 227 OF THE CITY PLANNING CODE SO AS TO CLEARLY STATE THE TYPE, SIZE AND CHARACTER OF WIRELESS TRANSMISSION FACILITIES THAT PRESENTLY REQUIRE CONDITIONAL USE AUTHORIZATION IN ALL ZONING DISTRICTS.

(Continued from Regular Meeting of December 20, 1979)

Approved Resolution No. 8484 Vote 6-0

Absent: Commissioner Dearman

4:30 P.M.

12. EE78.274 - APPEAL OF NEGATIVE DECLARATION ON THE ELSIE STREET WIDENING, 100 BLOCK OF ELSIE STREET, SOUTHWEST OF ESMERALDA AVENUE TO VIRGINIA STREET, BETWEEN ASSESSOR'S BLOCK 5618 AND 5619.
(Continued from the Regular Meeting of February 8, 1979)

Passed motion to continue to February 7, 1980.

Vote 6-0

Absent: Commissioner Dearman

Adjournment.

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SAN FRANCISCO
CITY PLANNING COMMISSION
MINUTES
OF THE
REGULAR MEETING
HELD
THURSDAY
JANUARY 31, 1980
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUN 9 1980

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The San Francisco, City Planning Commission met pursuant to notice on Thursday, January 31, 1980, at 1:30 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice President; Susan J. Bierman, Eugene Kelleher, Joseph Mignola, Yoshio Nakashima and Charles Starbuck, III, members of the City Planning Commission.

ABSENT: None

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert Passmore, Assistant Director of Planning; George Williams, Assistant Director of Planning; Sidney Shaw, Planner III; Robert Meyers, City Planning Coordinator; Patrice Fambrini, City Planning Intern and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner. Mike Mewhinney represented the San Francisco Progress. Maitland Zane represented the San Francisco Chronicle.

APPROVAL OF THE MINUTES

The minutes of the Regular Meeting of January 17, 1980 were approved unanimously.

CURRENT MATTERS

A. Director's Report

The Director introduced a draft resolution the intent of which was to authorize the Director to enter into a Work Study agreement with the Association of Bay Area Governments for the part-time placement of U.C. Berkeley student Colette Sakoda.

Commissioner Dearman moved approval of the draft resolution. The motion was seconded by Commissioner Dearman and passed unanimously as City Planning Commission Resolution No. 8479.

B. Commissioners' Questions and Matters

Commissioner Bierman asked for staff comment, at a later date, on a letter, from Sue Hestor, Attorney at Law, wherein Ms. Hestor alleges possible violations of the Children's Hospital Conditional Use approval.

Commissioner Starbuck reminded the staff of the Commission's interest in having permits, for specific types of uses including bars, savings and loans and fast-foods establishments, in C-1 and C-2 districts brought to the Commission's attention.

President Rosenblatt said that the Mayor's Office of Community Development was proceeding to implement aspects of the block grant program. To the extent that their program implementation would require prior Commission approval, there could be conflicts, he said. He asked that the staff prepare a list of those community development activities for which Commission action would be required.

APPEAL OF PRELIMINARY NEGATIVE DECLARATION FOR A PROPOSAL TO INITIATE AN AMENDMENT TO THE TEXT OF THE CITY PLANNING CODE TO REDUCE OR REMOVE FLOOR AREA BONUS AND CORNER PREMIUM PROVISIONS IN THE C-3 ZONING DISTRICTS UNDER SECTION 126 OF THE THE CODE.

Robert Passmore, Assistant Director of Planning, said that the appellant, in a letter from James Janz, the appellant's representative, had withdrawn the appeal and that no Commission action was required. Before you, he said, is recommended additional language for inclusion in the final Negative Declaration.

The language, which more clearly defined criteria in terms of which buildings would be exempted from review under the interim text change, was accepted by the Commission.

Responding to Commissioner Bierman, Mr. Passmore said that, beyond the matter of the interim text change, the Commission's downtown Discretionary Review policy existed.

CONSIDERATION OF RESOLUTION OF INTENTION TO INITIATE A TEXT AMENDMENT TO THE CITY PLANNING CODE TO REDUCE OR REMOVE FLOOR AREA BONUS AND CORNER PREMIUM PROVISIONS IN THE C-3 ZONING DISTRICTS UNDER SECTION 126 OF THE CODE.

Mr. Passmore indicated that there was a draft resolution before the Commission. It contained the following "Resolved" clauses:

"THEREFORE BE IT RESOLVED, That before acting on the proposed initiation of an amendment to the City Planning Code, the City Planning Commission certifies that it has considered the information in the Negative Declaration for the project;

AND BE IT FURTHER RESOLVED, That the Commission does hereby declare its intention to amend the Code by eliminating the floor area bonuses and corner premium provisions provided in Section 126 for the C-3 (Downtown Commercial) Zoning Districts for any project for which a building permit application or a preliminary draft Environmental Impact Report has not been filed by January 3, 1980, except that said floor area bonuses or premium may be permitted for hotel or housing projects subject to Conditional Use authorization by the City Planning Commission;"

John Elberling, representing San Franciscans for Reasonable Growth, said that "grandfathering" the exempting of a number of buildings from review under the interim text change was a mile-wide loophole. Without additional controls, there are a possible 2½ million square feet of office space. At the current rate, that's approximately one year's supply, he said. Mr. Elberling said to encourage housing and preservation required immediate action.

Christopher Curry, representing San Francisco Tomorrow, said that "grandfathering" gave everything away. We oppose it he said.

President Rosenblatt said that the adoption of other bonuses would require an Environmental Impact Report (EIR) which would preclude immediate adoption and effect.

Commissioner Bierman noted that Discretionary Review could be made as stringent and as rigorous as the Commission wished.

Sue Hestor, private citizen, said that the emperor had no clothes. You're talking about the controls of no controls, she said.

Responding to Commissioner Bierman, Ms. Hestor said that the Commission was not being asked to change the rules in the middle of the game. These things we've talked about for eight years, she said. She asked that the Commission consider the impact of Jarvis-Gann and Jarvis II if approved. Can the City afford these buildings, she asked.

Mr. Passmore said that the issue of economic impacts could be considered in the context of Discretionary Review.

Commissioner Nakashima moved approval of the draft resolution which had been amended to reflect the fact that the Negative Declaration had been amended on January 31, 1980. The motion was seconded by Commissioner Bierman and passed unanimously as City Planning Commission Resolution No. 8480.

With respect to item Nos. 4, 5 and 6, proposed condominium conversion subdivisions at 60-66 Pleasant Street, 68-70 Beaver Street and 119 Corwin Street, President Rosenblatt indicated that applications had been withdrawn. There is no action for the Commission, he said.

AMENDMENTS TO THE PLAN FOR THE NORTHEASTERN WATERFRONT,
ADOPTED AS PART OF THE MASTER PLAN, RELATING TO LAND USES
IN THE NORTHEASTERN WATERFRONT SURVEY AREA, GENERALLY BETWEEN
PIERS 7 AND 46, TO CONFORM TO PROPOSALS OF THE NORTHEASTERN
WATERFRONT ADVISORY COMMITTEE.

(Continued from the Regular Meeting of January 10, 1980)

With respect to item Nos. 8 and 9 (designation of boundaries and adoption of the Preliminary Redevelopment Plan for the Rincon Point - South Beach Redevelopment Project and endorsement of the Total Design Plan), the Commission agreed that these matters would be heard simultaneously with the proposed Amendments to the Plan for Northeastern Waterfront.

George Williams, Assistant Director of Planning, and Robert Meyers, City Planning Coordinator, represented the Department of City Planning. Redmond Curnan and Tom Conrad represented the San Francisco Redevelopment Agency.

Mr. Meyers described briefly the action before the Commission.

JANUARY 31, 1980

Mr. Williams indicated that the Commission had before it a memorandum dated January 31, 1980 and entitled "Proposed Changes and Additions to the Amendments to the Plan for the Northeastern Waterfront, the Total Design Plan, and the Preliminary Redevelopment Plan". Briefly, he discussed the content of this memorandum.

Ernie L. Gabiati represented Gallo Salame, Inc. and requested that the boundaries of the Preliminary Plan be drawn to exclude Gallo properties in order to preserve Gallo's expansion options.

Anthony Taormina, Deputy Port Director, urged Commission approval of the Total Design Plan and said that the Port had dropped its opposition to the Amendments to the Plan for the Northeastern Waterfront.

Mr. Williams indicated that, for each of the three items, there was a draft resolution before the Commission. The staff recommendation is for approval, he said.

With respect to the proposed Amendments to the Plan for the Northeastern Waterfront, Commissioner Bierman moved approval of the draft resolution as modified by the memorandum dated January 31, 1980. The motion was seconded by Commissioner Dearman.

Commissioner Mignola said that the Chief Administrative Officer had reservations about that aspect of the proposed amendments which would endorse removal of the Embarcadero freeway. For this reason, he said, I will not support the amendments.

The motion for approval passed by a vote of 6-1 as City Planning Commission Resolution No. 8481. Voting no: Commissioner Mignola.

With respect to the Total Design Plan, Commissioner Dearman moved approval of the draft resolution as modified by the memorandum of January 31, 1980. The motion was seconded by Commissioner Nakashima.

Again, Commissioner Mignola said that he would vote "no".

The motion passed by a vote of 6-1 as City Planning Commission Resolution No. 8482. Voting no: Commissioner Mignola.

With respect of adoption of boundaries and adoption of the Preliminary Redevelopment Plan for the Rincon Point - South Beach Redevelopment Project, Commissioner Dearman moved approval of the draft resolution as modified by the memorandum of January 31, 1980. The motion was seconded by Commissioner Bierman and passed by a vote of 6-1 as City Planning Commission Resolution No. 8483. Voting no: Commissioner Mignola.

Speaking for the Commission, Commissioner Bierman said that she wished to thank the Northeastern Waterfront Advisory Committee for a very cooperative and successful effort. In the context of the Preliminary Redevelopment Plan, President Rosenblatt said that he hoped that a clear delineation of jurisdiction was provided for.

ZM79.39 - 1300 TO 1899 HAIGHT STREET BETWEEN CENTRAL AND STANYAN STREETS; PROPOSAL TO RECLASSIFY THE C-2 (COMMUNITY BUSINESS) DISTRICT TO RC-1, RC-2, RC-3 OR RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, LOW, MEDIUM OR HIGH DENSITY) DISTRICT; LOTS 4-7 IN ASSESSOR'S BLOCK 1228; LOTS 7, 8, 10, 11, 13, 14 IN BLOCK 1229; LOTS 8-17 IN BLOCK 1230; LOTS 9-18 IN BLOCK 1231; LOTS 1, 4-7 IN BLOCK 1232; LOTS 10, 12-22 IN BLOCK 1233; LOTS 1, 8, 29-31 IN BLOCK 1243; LOTS 22, 24, 25, 27-30 IN BLOCK 1244; LOTS 1, 23-26, 29-33 IN BLOCK 1245; LOTS 23, 28, 29 IN BLOCK 1246; LOTS 1, 20, 23-25 IN BLOCK 1247; LOTS 1, 19-23 IN BLOCK 1248; LOTS 14-17, 19, 23 IN BLOCK 1249.
(Continued from the Regular Meeting of October 25, 1979)

Rai Okamoto, Director of Planning, said that the staff recommendation was that the Commission take testimony and continue the matter to February 28th for Action.

Bill Sepatis, representing the Haight-Ashbury Merchants Association, asked that Commissioners Bierman and Dearman disqualify themselves. They are members of the Haight-Ashbury Neighborhood Council (HANC) and a conflict situation exists, he said.

President Rosenblatt said that, on a previous occasion, the City Attorney had ruled that this type of situation did not constitute a conflict. Any Commissioner, believing that a conflict situation exists, may disqualify him or herself, he said.

Commissioner Bierman said that she was objective and unbiased. Commissioner Dearman said that she was unbiased and that she had not attended a (HANC) meeting in 1979.

Mr. Sepatis proceeded. Controls will thwart growth. We want no controls on Haight Street, he said.

Calvin Welch, a member of HANC, said that HANC supported RC zoning on Haight Street. He said that a Master Plan had been developed, and he urged its use as a review point for Conditional Use proposals.

Tom Flynn, an entrepreneur in the Haight-Ashbury district, said that the market should be given free reign in the Haight.

John Brennan, a Haight Street property owner, said that a commercial downzoning would drive rents up. I oppose the imposition of any controls on Haight Street, he said.

At approximately 5:10, Commissioner Dearman left the hearing.

At the conclusion of public testimony, Commissioner Bierman moved that the matter be continued to February 28, 1980. The motion was seconded by Commissioner Nakashima and passed unanimously. Absent: Commissioner Dearman.

ZT79.3 - CONSIDERATION OF TEXT AMENDMENT INITIATED BY THE BOARD OF SUPERVISORS TO ESTABLISH CONDITIONAL USE REQUIREMENTS FOR COMMERCIAL ELECTRONIC TRANSMITTING AND RECEIVING ANTENNAE WITH 1,000 FEET OF RESIDENTIAL DISTRICTS AND TO MODIFY SECTION 227 OF THE CITY PLANNING CODE SO AS TO CLEARLY STATE THE TYPE, SIZE AND CHARACTER OF WIRELESS TRANSMISSION FACILITIES THAT PRESENTLY REQUIRE CONDITIONAL USE AUTHORIZATION IN ALL ZONING DISTRICTS.
(Continued from the Regular Meeting of December 20, 1979)

A memorandum, dated December 17, 1979, from Rai Okamoto to the City Planning Commission, was discussed by Sid Shaw, Planner III, and Robert Passmore, Assistant Director of Planning.

Anne Halsted, representing the Telegraph Hill Dwellers, said that Code amendment was needed because of the proliferation of towers and antennae.

David Dibble said that the proposed amendments were essential and moderate.

Jack Moss and John Margonie urged Commission support of proposed legislation.

Harry Warner, General Counsel of the California Broadcasters Association, Jerry Nachman, KCBS News, Bob Deal, KQED TV, and John McCarthy, KABL Radio, represented the broadcast industry.

After some discussion, Mr. Passmore proposed specific amendments to Code Sections 204.3, 227 and 260. He indicated that a draft resolution approving these amendments was before the Commission.

In the absence of objections to the amendments, Commissioner Nakashima moved approval of the draft resolution. The motion was seconded by Commissioner Mignola and passed unanimously as City Planning Commission Resolution No. 8484. Absent: Commissioner Dearman.

EE78.274 - APPEAL OF NEGATIVE DECLARATION ON THE ELSIE STREET WIDENING, 100 BLOCK OF ELSIE STREET, SOUTHWEST OF ESMERALDA AVENUE TO VIRGINIA STREET, BETWEEN ASSESSOR'S BLOCK 5618 AND 5619.
(Continued from the Regular Meeting of February 8, 1979)

After a brief summary of the preliminary Negative Declaration and the appeal thereto, by Barbara Sahm, Assistant Environmental Review Officer, Robert Passmore said that the staff recommendation was to continue the matter for one week.

Peter Macchi, an attorney representing the project sponsor, said that he had learned, only today, of the staff's intent to recommend a continuance. Next week, he said, we expect to have representatives of the Fire Department and the Department of Public Works present.

Commissioner Bierman moved that the matter be continued for one week. The motion was seconded by Commissioner Nakashima and passed unanimously. Absent: Commissioner Dearman.

Adjournment: 7:30 p.m.

Respectfully submitted.

Lee Woods
Administrative Secretary
City Planning Commission

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
FEBRUARY 14, 1980
ROOM 282, CITY HALL
1:00 P.M.

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ROLL CALL: Commissioners Bierman, Boas, Dearman, Nakashima, Rosenblatt
Sklar and Starbuck.

1:00 P.M.

1. Current Matters

A. Director's Report

The Director reported that the Legislative and Personnel Committee of the Board of Supervisors would consider legislation deleting the Open Space program. Commissioner Starbuck asked that the Department be represented at the Meeting and that the staff invite the Open Space Citizens Committee to participate.

The Director reported that the Charter Commission would be invited to make a presentation before the Commission.

B. Commissioners' Questions and Matters

With respect to subdivision hearings wherein the matter before the Commission is the issue of Condominium versus rental units, President Rosenblatt asked that this be made perfectly clear in the hearing notice.

Commissioner Starbuck said that housing developers should be made aware of low and moderate income housing subsidy programs.

1:30 P.M.

2. R80.1 - LEASE OF PROPERTY AT 3151 - 23RD STREET, SOUTHWEST CORNER AT SHOTWELL STREET, LOT 40 IN ASSESSOR'S BLOCK 3641, BY MISSION MENTAL HEALTH CLINIC.

Passed motion to continue to February 21, 1980.
Vote 7-0

SUMMARIES OF THE REGULAR MEETING

FEBRUARY 14, 1980

1:30 P.M. (Cont)

3. R79.54 - VACATION OF A PORTION OF BUENA VISTA AVENUE SOUTHERLY OF JAVA STREET, ADJACENT TO 585-87 BUENA VISTA AVENUE WEST, LOT 3 IN ASSESSOR'S BLOCK 2616.

Passed motion for a finding of consistency.
Vote 7-0

4. EE79.178 - CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED 456 MONTGOMERY STREET OFFICE BUILDING; 24-STORY, 378 FOOT HIGH OFFICE TOWER, INCLUDING A 2 FLOOR RESIDENTIAL UNIT, PLUS 2 LEVELS BELOW GROUND, AFTER DEMOLITION OF 1 BUILDING ON SITE AND INCORPORATING THE FACADES OF 2 BUILDINGS ON SITE, WITH GROSS FLOOR AREA OF 223,150 SQUARE FEET.

Approved Resolution No. 8487 Vote 6-1
Voting no: Commissioner Starbuck

2:00 P.M.

5. RS79.52 - REVIEW FOR CONSISTENCY WITH MASTER PLAN ON WEST SIDE OF GRANDVIEW AVENUE 70 FEET NORTH OF 25TH STREET, LOTS 6 AND 7 IN ASSESSOR'S BLOCK 2832, FOR 5-LOT SUBDIVISION.

Approved Resolution No. 8488 Vote 7-0

6. RS79.95 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 2834 MISSION STREET, WEST SIDE BETWEEN 24TH AND 25TH STREETS, LOT 28 IN ASSESSOR'S BLOCK 6516, FOR CONDOMINIUM SUBDIVISION OF 13 RESIDENTIAL UNITS AND 1 COMMERCIAL UNIT.

Approved Resolution No. 8489 Vote 7-0

7. RS79.96 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 5 FELLA PLACE; EAST OF POST STREET, BETWEEN PINE AND BUSH STREETS, LOT 13 IN ASSESSOR'S BLOCK 272, FOR 7-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution No. 8490 Vote 6-1
Voting no: Commissioner Dearman

8. RS79.98 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 485-495 GREENWICH STREET, SOUTHEAST CORNER AT GRANT AVENUE, LOT 14 IN ASSESSOR'S BLOCK 87, FOR CONDOMINIUM CONVERSION SUBDIVISION OF 5 RESIDENTIAL UNITS.

Approved Resolution No. 8491 Vote 4-3
Voting no: Commissioners Bierman, Dearman and Starbuck

SUMMARIES OF THE REGULAR MEETING

FEBRUARY 14, 1980

3:00 P.M.

9. CU79.99 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 636 SHRADER STREET, EAST SIDE BETWEEN HAIGHT AND WALLER STREETS, LOT 16 IN ASSESSOR'S BLOCK 1248, FOR REMOVAL OF 1980 TERMINATION DATE FROM NON-CONFORMING USE AUTO BODY SHOP, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved with conditions Resolution No. 8492
Vote 7-0

10. CU79.101 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 3400 AND 3402 - 16TH STREET, NORTHWEST CORNER AT CHURCH STREET, LOTS 8 AND 9 IN ASSESSOR'S BLOCK 3558, FOR REMOVAL OF 1980 TERMINATION DATE FROM NON-CONFORMING USE RELIGIOUS SCHOOL SUPPLY PURCHASING AND WAREHOUSE OPERATION, IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Approved with conditions Resolution No. 8493
Vote 7-0

3:30 P.M.

11. ZM79.52 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 4841-49 GEARY BOULEVARD, SOUTHEAST CORNER AT FUNSTON AVENUE, LOT 32C IN ASSESSOR'S BLOCK 1532, FROM AN RH-2 (HOUSE, TWO-FAMILY) TO A C-2 (COMMUNITY BUSINESS) DISTRICT.

Disapproved Resolution No. 8494 Vote 7-0

4:00 P.M.

12. R78.27 - PARTIAL STREET VACATION OF CUBA ALLEY, BETWEEN LOTS 5 & 5A IN ASSESSOR'S BLOCK 3000A AND 3000B.

Passed motion for a finding of non-consistency
Vote 7-0

13. CU79.89 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1190 VAN DYKE AVENUE, BLOCK BOUNDED BY HAWES AND GRIFFITH STREETS AND WALLACE AND UNDERWOOD AVENUES, LOTS 22, 23, 25 AND 26 IN ASSESSOR'S BLOCK 4813, FOR STORAGE OF TOWED AUTOMOBILES (OPERABLE AND INOPERABLE), IN AN M-1 (LIGHT INDUSTRIAL) DISTRICT.

Approved with conditions Resolution No. 8495
Vote 7-0

SUMMARIES OF THE REGULAR MEETING

FEBRUARY 14, 1980

4:00 P.M. (Cont)

14. EE79.158 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE PROPOSED CRYSTAL SPRINGS PIPELINE NO. 3; BEGINNING AT THE SOUTHEAST INTERSECTION OF EL CAMINO REAL AND WEST ORANGE AVENUE, EXTENDING NORTH ON WEST ORANGE AVENUE TO NORTH CANAL STREET, EAST ON NORTH CANAL STREET TO MAGNOLIA AVENUE, NORTH ON MAGNOLIA AVENUE TO MILLER AVENUE, EAST ON MILLER AVENUE TO SPRUCE AVENUE, CONTINUING NORTH ON SPRUCE AVENUE TO LUX AVENUE, EAST ON LUX AVENUE TO WALNUT AVENUE, NORTHEASTERLY ON WALNUT AVENUE TO CALIFORNIA, CONTINUING EAST ON CALIFORNIA AVENUE TO AIRPORT BOULEVARD, NORTH ON AIRPORT BOULEVARD AND ENDING AT RANDOLPH AVENUE; ALL IN THE CITY OF SOUTH SAN FRANCISCO, SAN MATEO COUNTY TO CONSTRUCT A REPLACEMENT 60-INCH WATER TRANSMISSION MAIN.

Disapproved	Resolution No. 8496	Vote 6-0
Abstain:	Commissioner Kelleher	

Adjournment: 5:00 P.M.

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SAN FRANCISCO
CITY PLANNING COMMISSION
MINUTES
OF THE
REGULAR MEETING
HELD
THURSDAY
FEBRUARY 14, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

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The San Francisco City Planning Commission met pursuant to notice on Thursday, February 14, 1980, at 1:00 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice President; Susan J. Bierman, Eugene Kelleher, Norman Karasick, Yoshio Nakashima and Charles Starbuck, III, members of the City Planning Commission.

ABSENT: None

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert Passmore, Assistant Director of Planning; Selina Bendix, Environmental Review Officer; Alec Bash, Planner IV; Joseph Fitzpatrick, Planner III; Robin Jones, Planner II; Gerald Owyang, Planner II, and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner. Mike Mewhinney represented the San Francisco Progress.

CURRENT MATTERS

A. Director's Report

The Director reported that the Legislative and Personnel Committee of the Board of Supervisors would consider legislation deleting the Open Space program. Commissioner Starbuck asked that the Department be represented at the meeting and that the staff invite the Open Space Citizens Committee to participate.

The Director reported that the Charter Commission would be invited to make a presentation before the Commission.

The Director reported that he had accepted the resignation of Selina Bendix, Environmental Review Officer.

B. Commissioners' Questions and Matters

With respect to subdivision hearings wherein the matter before the Commission is the issue of Condominium versus Rental Units, President Rosenblatt asked that this be made perfectly clear in the hearing notice.

Commissioner Starbuck said that housing developers should be made aware of low and moderate income housing subsidy programs.

R80.1 - LEASE OF PROPERTY AT 3151 - 23RD STREET, SOUTHWEST CORNER AT SHOTWELL STREET, LOT 40 IN ASSESSOR'S BLOCK 3641, BY MISSION MENTAL HEALTH CLINIC.

A memorandum, dated February 11, 1980, from Rai Y. Okamoto to the City Planning Commission was discussed by Alec Bash, Planner IV.

Dr. Luz-Mary Harris, representing the Mission Mental Health Clinic, testified that the clinic's service was well established and would not be a nuisance. Prohibitive costs made it impossible for us to renegotiate our lease at St. Lukes, she said.

Bill May, a resident at 2784 - 23rd Street, and Lillian Cortez, a consumer of the clinic's services, urged approval of the application.

Phil Aissen, representing the Real Estate Department, said that the City would be prepared to sign a three-year lease once the building was remodelled to meet City standards. To find another suitable building in the area would be difficult, he said.

President Rosenblatt expressed surprise that the building would be renovated on the basis of a three-year lease.

Victor Castro, representing LA RAZA Central Legal, said that his organization was concerned about the dwindling number of residential units in the Mission. Approval of this, he said, will encourage the deterioration of residential units for the purpose of commercial reuse.

Ralph Payne, representing the Mission Planning Council, said that he opposed the use of residential units for institutional purposes.

Richard Baines, owner of the subject property, said that he had owned the building since October of 1979 and that he had not let the building deteriorate.

FEBRUARY 14, 1980

Vivian Azadian, a Shotwell Street resident, said that the location was inappropriate for the use and that she was opposed.

Dr. Albert De Ranieri, speaking on behalf of the clinic, said that psychiatric services for children were badly needed in the area.

Rai Okamoto, Director of Planning, said that the staff recommendation was for a continuance. This will provide time for discussions between the applicant and neighborhood and we will explore a number of matters related to the zoning of the property, he said.

Commissioner Bierman moved a one-week continuance. The motion was seconded by Commissioner Dearman and passed unanimously.

R79.54 - VACATION OF A PORTION OF BUENA VISTA AVENUE SOUTHERLY OF JAVA STREET, ADJACENT TO 585-87 BUENA VISTA AVENUE WEST, LOT 3 IN ASSESSOR'S BLOCK 2616.

Alec Bash, Planner IV, said that the staff recommendation was that the matter be found to be in conformity with the Master Plan.

In the absence of opposition, Commissioner Dearman moved the staff recommendation. The motion was seconded by Commissioner Nakashima and passed unanimously.

EE79.178 - CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED 456 MONTGOMERY STREET OFFICE BUILDING; 24-STORY, 378 FOOT HIGH OFFICE TOWER, INCLUDING A 2 FLOOR RESIDENTIAL UNIT, PLUS 2 LEVELS BELOW GROUND, AFTER DEMOLITION OF 1 BUILDING ON SITE, AND INCORPORATING THE FACADES OF 2 BUILDINGS ON SITE, WITH GROSS FLOOR AREA OF 223,150 SQUARE FEET.

Gerald Owyang, Planner II, indicated that the Commission had, before it, the comments and responses to the draft Environmental Impact Report (EIR). The staff recommendation, he said, is that the Commission certify the final EIR and find that the project could not have a significant effect on the environment.

In the absence of further Commission comment, Commissioner Dearman moved approval of the staff recommendation. The motion was seconded by Commissioner Kelleher and passed by a vote of 6-1 as City Planning Commission Resolution No. 8487. Voting no: Commission Starbuck.

Commissioner Starbuck said that his vote reflected his belief that all EIR certification resolutions for major downtown buildings should say that, on a cumulative basis, there will be adverse impacts.

President Rosenblatt said that he would want to comment on a number of design aspects. This could be done in the context of Discretionary Review, he said.

RS79.52 - REVIEW FOR CONSISTENCY WITH MASTER PLAN ON WEST SIDE OF GRANDVIEW AVENUE 70 FEET NORTH OF 25TH STREET, LOTS 6 AND 7 IN ASSESSOR'S BLOCK 2832, FOR 5-LOT SUBDIVISION.

A case report was available and summarized by Alec Bash, Planner IV. Mr. Bash, at the conclusion of his presentation, said that the staff recommendation was for approval and a finding of Master Plan consistency.

In the absence of opposition, Commissioner Nakashima moved approval of the staff recommendation. The motion was seconded by Commissioner Kelleher and passed unanimously as City Planning Commission Resolution No. 8488.

RS79.95 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 2834 MISSION STREET, WEST SIDE BETWEEN 24TH AND 25TH STREETS, LOT 28 IN ASSESSOR'S BLOCK 6516, FOR CONDOMINIUM SUBDIVISION OF 13 RESIDENTIAL UNITS AND 1 COMMERCIAL UNIT.

A case report was available and summarized by Alec Bash, Planner IV. Mr. Bash said that the staff recommendation was for approval.

George Gumas, an owner of adjacent property, said that the height of the building would deprive him of sunlight.

President Rosenblatt attempted, patiently, to explain to Mr. Gumas that the only matter before the Commission was the type of tenancy and not the issue of project versus no project.

Ralph Payne, representing the Mission Planning Council, testified that the Council supported the application.

Mackey Salazar, the applicant, said that he could not finance a rental building. Also, he said he would try to provide, through some subsidy scheme, for at least one low and moderate income unit.

Commissioner Bierman moved approval of the staff recommendation. The motion was seconded by Commissioner Karasick and passed unanimously as City Planning Commission Resolution No. 8489.

RS79.96 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 5 FELLA PLACE; EAST OF POST STREET, BETWEEN PINE AND BUSH STREETS, LOT 13 IN ASSESSOR'S BLOCK 272, FOR 7-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

A case report was available and summarized by Alec Bash, Planner IV. Mr. Bash said that he believed that the building had always been used as a hotel. The staff recommendation, he said, is for approval.

Commissioner Nakashima moved approval of the staff recommendation. The motion was seconded by Commissioner Karasick and passed by a vote of 6-1 as City Planning Commission Resolution No. 8490. Voting no: Commissioner Dearman.

RS79.98 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 485-495 GREENWICH STREET, SOUTHEAST CORNER AT GRANT AVENUE, LOT 14 IN ASSESSOR'S BLOCK 87, FOR CONDOMINIUM CONVERSION SUBDIVISION OF 5 RESIDENTIAL UNITS.

A case report was available and summarized by Alec Bash, Planner IV. Mr. Bash said that there was no indication that vacancies had been created for the sake of future conversion. The staff recommendation, he said, is for approval.

Commissioner Nakashima moved approval of the staff recommendation. The motion was seconded by Commissioner Karasick and passed by a vote of 4-3 as City Planning Commission Resolution No. 8491. Voting no: Commissioners Bierman, Dearman and Starbuck.

CU79.99 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 636 SHRADER STREET, EAST SIDE BETWEEN HAIGHT AND WALLER STREETS, LOT 16 IN ASSESSOR'S BLOCK 1248, FOR REMOVAL OF 1980 TERMINATION DATE FROM NON-CONFORMING USE AUTO BODY SHOP, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

A case report was available and summarized by Joseph Fitzpatrick, Planner III. Rai Okamoto, Director of Planning, said that the subject property was a housing opportunity site and that he recommended disapproval.

Stan Carlson, the applicant, said that he learned of the Non-Conforming Use status only one year ago. We've had no complaints from the neighborhood and we've not been able to find a site closer to our main location, he said.

Commissioner Starbuck moved the staff recommendation for disapproval. The motion was seconded by Commissioner Dearman and failed by a vote of 4-3. Commissioner Starbuck then moved approval of a three (3) year extension. The motion was seconded by Commissioner Bierman and passed unanimously as City Planning Commission Resolution No. 8492.

CU79.101 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 3400 AND 3402 - 16TH STREET, NORTHWEST CORNER AT CHURCH STREET, LOTS 8 AND 9 IN ASSESSOR'S BLOCK 3558, FOR REMOVAL OF 1980 TERMINATION DATE FROM NON-CONFORMING USE RELIGIOUS SCHOOL SUPPLY PURCHASING AND WAREHOUSE OPERATION, IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

A case report was available, and it was summarized by Joseph Fitzpatrick, Planner III. Mr. Fitzpatrick said that a number of Non-Conforming Uses (NCU's) were leaving the area and that it seemed appropriate for housing.

David Van Peldt, representing the Roman Catholic Welfare Corporation, said that the applicant had made the same use of the property since 1959. It is non-disruptive and generally in keeping with the neighborhood, he said. He said that he knew of no opposition and that 72 persons had signed a petition in support of the application.

Additionally, Mr. Van Peldt said that the Church was actively seeking a new location but that it did not have the capability to pursue a mixed-use development.

Samuel Clark, a resident at 18 Harlo Street, said that the facility was an asset. He urged approval.

A motion by Commissioner Nakashima, with a subsequent amendment to permit a three-year extension of the use, was seconded by Commissioner Bierman and passed unanimously as City Planning Commission Resolution No. 8493.

ZM79.52 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 4841-49 GEARY BOULEVARD, SOUTHEAST CORNER AT FUNSTON AVENUE, LOT 32C IN ASSESSOR'S BLOCK 1532, FROM AN RH-2 (HOUSE, TWO-FAMILY) TO A C-2 (COMMUNITY BUSINESS) DISTRICT.

A case report was summarized by Joseph Fitzpatrick, Planner III.

Richard Seto, the applicant, requested a continuance to further study the matter. I don't speak well and need someone to represent me, he said.

President Rosenblatt said that there were two problems: Crowded Commission calendars and the absence of concrete reasons for a continuance.

Robert Passmore, Assistant Director of Planning, said that Mr. Seto had filed the application in October of 1978. Speaking for the Commission, Commissioner Nakashima said that he did not see anything to be gained from a continuance. The Commission proceeded.

Reno Bosco, the tenant of a building on the subject property, said that reclassification would cause dislocation of residential tenants and that comparable rentals were impossible to find.

Richard Seto, the applicant, said that these were the only residential properties on Geary Boulevard from Masonic to 28th Avenue. There is a shortage of commercially zoned property, he said.

Robert Passmore said that the staff recommendation was for disapproval. The property was acquired after passage of the Residential Zoning Study and we see no need for additional commercial zoning along Geary Boulevard.

Commissioner Dearman moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8494.

R78.27 - PARTIAL STREET VACATION OF CUBA ALLEY, BETWEEN LOTS 5 & 5A IN ASSESSOR'S BLOCK 3000A AND 3000B.

A memorandum, on the matter, from Rai Okamoto to the City Planning Commission was discussed by Joseph Fitzpatrick, Planner III. The staff recommendation, he said, is for a finding of non-consistency with the Master Plan.

The applicant was not present.

Commissioner Dearman moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima and passed unanimously.

CU79.89 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1190 VAN DYKE AVENUE, BLOCK BOUNDED BY HAWES AND GRIFFITH STREETS AND WALLACE AND UNDERWOOD AVENUES, LOTS 22, 23, 25 AND 26 IN ASSESSOR'S BLOCK 4813, FOR STORAGE OF TOWED AUTOMOBILES (OPERABLE AND INOPERABLE), IN AN M-1 (LIGHT INDUSTRIAL) DISTRICT.

A case report was available and summarized by Alec Bash, Planner IV. Mr. Bash said that the staff recommendation was for approval with conditions. It's for an interim period, there is non-disruptive access to the site, and there is some neighborhood support, he said.

Commissioner Nakashima moved approval of the staff recommendation. The matter was seconded by Commissioner Karasick and passed unanimously as City Planning Commission Resolution No. 8495.

EE79.158 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE PROPOSED CRYSTAL SPRINGS PIPELINE NO. 3; BEGINNING AT THE SOUTHEAST INTERSECTION OF EL CAMINO REAL AND WEST ORANGE AVENUE, EXTENDING NORTH ON WEST ORANGE AVENUE TO NORTH CANAL STREET, EAST ON NORTH CANAL STREET TO MAGNOLIA AVENUE, NORTH ON MAGNOLIA AVENUE TO MILLER AVENUE, EAST ON MILLER AVENUE TO SPRUCE AVENUE, CONTINUING NORTH ON SPRUCE AVENUE TO LUX AVENUE, EAST ON LUX AVENUE TO WALNUT AVENUE, NORTHEASTERLY ON WALNUT AVENUE TO CALIFORNIA, CONTINUING EAST ON CALIFORNIA AVENUE TO AIRPORT BOULEVARD, NORTH ON AIRPORT BOULEVARD AND ENDING AT RANDOLPH AVENUE; ALL IN THE CITY OF SOUTH SAN FRANCISCO, SAN MATEO COUNTY TO CONSTRUCT A REPLACEMENT 60-INCH WATER TRANSMISSION MAIN.

To preclude a possible conflict of interest, Eugene Kelleher, General Manager and Chief Engineer of the Water Department and Member of the City Planning Commission, asked that he be permitted to abstain from any vote in this matter.

Commissioner Nakashima moved approval of Commissioner Kelleher's request. The motion was seconded by Commissioner Karasick and passed unanimously.

The content of the preliminary Negative Declaration was discussed by Selina Bendix, Environmental Review Officer. She concluded her presentation by saying that, in so far as the appeal failed to make reference to specific impacts, the appeal had not met the "letter" of the local code.

Walter Birkelo, South San Francisco City Manager, said that there was no agreement, between the two cities, on a route. We oppose parts of the proposed route, we want additional "alternative" analysis and a delay of this matter until there is agreement, he said.

Mr. Birkelo said that he did not want matters to proceed too far before it was clearly known that the two cities had not reached agreement.

Commissioner Nakashima said that it should be understood that the Negative Declaration could cover a variety of project alternatives provided that each generated impacts within a given range. Approval of this Negative Declaration is not tantamount to approval of any specific project alternative, he said.

President Rosenblatt said that, if impacts are the same or essentially the same, then the Negative Declaration simply says it doesn't matter which alternative, in this instance pipeline routes, is selected.

Selina Bendix, Environmental Review Officer, said that no action could be taken on a specific route until environmental evaluation was complete. She suggested and the Commission agreed that the following language would be added to the final Negative Declaration: "This Negative Declaration is deemed to apply to any alternative route discussed, a combination of such routes, or any similar route with qualitatively and quantitatively similar or lesser impacts. Should a route be considered which would have impacts qualitatively or quantitatively substantially different from those discussed, additional environmental review pursuant to Section 31.35(c) of the San Francisco Administrative Code would be required."

Joseph Bertaldi and Pete Rogiari, residents of South San Francisco, said that the proposed route was inappropriate and a poor choice.

Commissioner Nakashima moved that the Negative Declaration be amended to reflect Dr. Bendix's suggested language and that the appeal be denied. The motion was seconded by Commissioner Dearman and passed unanimously as City Planning Commission Resolution No. 8496. Abstaining: Commissioner Kelleher.

Adjournment: 5:30 p.m.

Respectfully submitted,

Lee Woods, Jr.
Administrative Secretary
City Planning Commission

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
FEBRUARY 21, 1980
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUN 9 1980

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PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

1:30 P.M.

1. Current Matters

A. Director's Report

The Director reported that actions were being taken to fill vacancies in the Office of Environmental Review and in the Neighborhood Planning Section of the Department. Also, he noted that the Charter Commission would make a presentation to the Commission on March 13th. He reminded the Commission of a possible joint meeting with the Recreation and Park Commission on March 25th.

The Director indicated that a resolution having the following "Resolved" clause was before the Commission:

"RESOLVED, That the City Planning Commission does hereby recommend to the Board of Supervisors that the Director of Planning be authorized to enter into and undertake whatever other steps are necessary to effectuate a joint contract with the University of California and the National Endowment for the Arts and to provide in-kind staff services in an amount not to exceed \$50,000.00 for the preparation of development strategies for the Downtown Conservation and Development Plan, said services shall be provided at no additional cost to City and County of San Francisco."

Commissioner Dearman moved approval of the draft resolution. The motion was seconded by Commissioner Bierman and passed by a vote of 6-1 as City Planning Commission Resolution No. 8497. Voting no: Commissioner Starbuck.

With respect to the Department's proposed budget for fiscal year 1980-81, the Director indicated that there was before the Commission a chart of possible increment levels in terms of expenditure categories. In order to make an initial submission to the Controller's Office, we need your acceptance of these figures, he said.

1:30 P.M. (Cont)

Commissioner Bierman moved that the Commission accept the Department's budget calculations. The motion was seconded by Commissioner Dearman and passed unanimously.

With respect to a request by G. B. Platt, President of the Landmarks Preservation Advisory Board, for Commission endorsement of a Landmarks Board imposed moratorium on new designations until an existing backlog is cleared, President Rosenblatt said that he agreed with Commissioner Bierman that the matter would have to be discussed before he could act.

With respect to fees for Landmarks Board required actions, President Rosenblatt said that these should be pursued in the context of the Department's efforts to institute fees for its review actions.

STATUS REPORT ON THE JOINT INSTITUTIONAL TRANSPORTATION SYSTEMS MANAGEMENT PROGRAM.

Informational Presentation - no Action required.

B. Commissioners' Questions and Matters

After hearing the Director report that Supervisor Kopp had requested the Department's view on the question of the City remaining within the jurisdiction of the Coastal Act of 1976, Commissioner Starbuck moved that the Commission hold a public hearing to solicit comment before responding to the Supervisor's request. The motion was seconded by Commissioner Dearman and passed unanimously.

The Director reported that there had been, in the Mayor's Office, discussions related to the use of surplus sites for housing. One possibility is the development of market rate housing, he said. Commissioner Bierman said that, before there was any decision on the type of housing to be developed, there was a need to compare the amount of market rate versus subsidized housing approved by the Commission in recent years.

2:00 P.M.

2. CONSIDERATION OF BUILDINGS FOR INCLUSION ON A LIST OF STRUCTURES OF MERIT.

(Continued from the Meeting of January 17, 1980)

NOTE: A CITY ATTORNEY'S OPINION, REQUESTED BY THE COMMISSION, HAS NOT BEEN RECEIVED. THE COMMISSION WILL CONTINUE THIS MATTER AND TAKE PUBLIC TESTIMONY AT A LATER DATE.

Passed motion to continue to March 13, 1980.

Vote 7-0

3. ZM79.18 - CONSIDERATION OF RECLASSIFICATION OF PROPERTY AND
ZT79.5 AMENDMENT OF CITY PLANNING CODE CONCERNING PROPERTY AT THE FORMER SUTRO BATHS SITE, NORTH OF POINT LOBOS AVENUE, LOT 21 IN ASSESSOR'S BLOCK 1313, TO ESTABLISH A SPECIAL USE DISTRICT TO REQUIRE CONDITIONAL USE AUTHORIZATION FOR ALL USES, A BUILDING HEIGHT LIMITATION TO 40 FEET ABOVE GRADE AT ANY POINT, AND LIMITATION OF SITE AREA ON WHICH BUILDINGS OR IMPROVEMENTS MAY BE LOCATED, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.
(Continued from the Meeting of December 13, 1979)

NOTE: CLIFFSIDE PROPERTIES, INC., OWNERS OF THE SUTRO BATHS SITE, HAS REQUESTED THAT THIS MATTER BE CONTINUED FOR 60 DAYS.

Passed motion to continue to April 24, 1980.

Vote 7-0

4. RS79.97 - REVIEW FOR CONSISTENCY WITH MASTER PLAN OF 1770 PACIFIC AVENUE, NORTH SIDE BETWEEN FRANKLIN STREET AND VAN NESS AVENUE, LOT 9 IN ASSESSOR'S BLOCK 575, FOR 17-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution No. 8498 Vote 5-2
Voting No: Commissioners Bierman and Starbuck

5. CU79.106 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1444 McALLISTER STREET, NORTH SIDE BETWEEN PIERCE AND SCOTT STREETS, LOT 34 IN ASSESSOR'S BLOCK 776, FOR 120-PERSON RESIDENTIAL CARE FACILITY FOR THE ELDERLY, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved Resolution No. 8499 Vote 7-0

2:00 P.M. (Cont)

6. R80.1 - LEASE OF PROPERTY AT 3151 - 23RD STREET, SOUTHWEST CORNER AT SHOTWELL STREET, LOT 40 IN ASSESSOR'S BLOCK 3641, BY MISSION MENTAL HEALTH CLINIC.
(Continued from the Meeting of February 14, 1980)

Passed motion to continue to March 6, 1980.
Vote 7-0

2:30 P.M.

7. EE79.397 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE LA GALLERIA CONDOMINIUMS; 960 BUSH STREET, LOT 4 IN ASSESSOR'S BLOCK 275; 27,000 SQUARE FEET, 36 UNITS, 38 PARKING SPACES, 7-STORIES-OVER-COMMERCIAL USE (3,000 SQUARE FEET) AFTER DEMOLITION OF EXISTING NIGHT CLUB, REQUIRING CONDITIONAL USE AUTHORIZATION CU79.96.

Disapproved Resolution No. 8500 Vote 6-1
Voting No: Commissioner Starbuck

8. CU79.96 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AND
RS80.26 REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 900-960 BUSH STREET, NORTH SIDE, INCLUDING NORTHWEST CORNER AT TAYLOR STREET, LOTS 2, 3 AND 4 IN ASSESSOR'S BLOCK 275, FOR APPROXIMATELY 186 DWELLING UNITS AS A CONDOMINIUM SUBDIVISION AND 198 OFF-STREET PARKING STALLS IN A RESIDENTIAL COMPLEX WITH THREE 8-STORY (80-FOOT) TOWERS AND ONE 13-STORY (130-FOOT) TOWER, WHICH COMPLEX HAS PREVIOUS APPROVAL FROM THE BOARD OF PERMIT APPEALS FOR 150 DWELLING UNITS IN ONE 8-STORY TOWER OF 42 UNITS, ONE 13-STORY TOWER OF 96 UNITS, AND ONE 7-STORY TOWER OF 12 DWELLING UNITS, NOW PROPOSED FOR AN EIGHTH STORY AND 14 UNITS; THE NEW 8-STORY TOWER WOULD PROVIDE 34 UNITS AND 38 OFF-STREET PARKING SPACES ON LOT 4, NOT INCLUDED WITHIN THE EARLIER PROJECT; IN AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT AND AN 80-A HEIGHT AND BULK DISTRICT, WHICH REQUIRES A CONDITIONAL USE FOR ANY BUILDING WHICH EXCEEDS 40 FEET IN HEIGHT, AND FOR OFF-STREET PARKING AS A COMMUNITY GARAGE WHEN IN EXCESS OF ONE STALL FOR EACH FOUR DWELLING UNITS.

Approved Resolution Nos. 8501 & 8502 Vote 6-1
Voting No: Commissioner Starbuck

3:00 P.M.

9. LM78.13 - CONSIDERATION OF THE FAMILY SERVICES AGENCY BUILDING AT 1010 GOUGH STREET, SOUTHEAST CORNER AT WILLOW STREET LOT 9 IN ASSESSOR'S BLOCK 737, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 8503 Vote 7-0

10. LM79.1 - CONSIDERATION OF THE ROTHSCHILD HOUSE, 964 EDDY STREET, NORTH SIDE BETWEEN GOUGH AND FRANKLIN STREETS, LOT 7 IN ASSESSOR'S BLOCK 737, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 8504 Vote 7-0

11. LM79.6 - CONSIDERATION OF SAINT PAULUS LUTHERAN CHURCH, SOUTHEAST CORNER OF EDDY AND GOUGH STREETS, LOTS 10A AND 11 IN ASSESSOR'S BLOCK 774, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 8505 Vote 7-0

3:30 P.M.

12. LM80.3 - CONSIDERATION OF THE CHAMBERS MANSION, 2220-22 SACRAMENTO STREET, NORTH SIDE BETWEEN LAGUNA AND BUCHANAN STREETS, LOT 5 IN ASSESSOR'S BLOCK 627, ACTING ON THE INITIATION OF THE OWNER, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Passed motion to continue to April 3, 1980.
Vote 7-0

4:00 P.M.

13. DR80.2 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7912482 TO REMODEL THE FORMER DANCE HALL, CONSTRUCT AN ADDITIONAL FLOOR WITHIN THE EXISTING BUILDING AND CONVERT THE USE TO A 3-STORY MINI-MALL OF RETAIL SHOPS AT 2275 MARKET STREET, SOUTHEAST SIDE, THROUGH LOT TO 16TH STREET, BETWEEN SANCHEZ AND NOE STREETS, LOT 13 IN ASSESSOR'S BLOCK 3559.

(Continued from the Meeting of February 7, 1980)

Approved Resolution No. 8506 Vote 6-1
Voting No: Commissioner Starbuck

14. DR79.28 - 150 GLENBROOK AVENUE. DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7912367, PROPOSED MODIFICATIONS TO A SINGLE-FAMILY DWELLING AUTHORIZED UNDER BUILDING PERMIT APPLICATION NO. 7803532.
(Continued from the Meeting of December 6, 1979)

Approved Resolution No. 8507 Vote 6-0
Absent: Commissioner Dearman

Adjournment: 8:30 p.m.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
FEBRUARY 28, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

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SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Boas, Dearman, Nakashima, Sklar
and Starbuck

ABSENT: Commissioner Rosenblatt

1:00 P.M.

1. Current Matters

A. Director's Report

Milton Edelin, Acting Director of Planning, indicated that a draft resolution having the following "Resolved" clause was before the Commission: THEREFORE BE IT RESOLVED, That the City Planning Commission hereby endorses the application of the San Francisco Study Center on behalf of The Friends of the Urban Forest to the California Urban Forestry Grant Program for \$30,000.00 for development and implementation of a citywide street tree planting and maintenance program.

George Williams, Assistant Director of Planning, said that this new grant would be used to create a non-profit corporation to continue the Urban forestry program.

Commissioner Bierman, moved approval of the draft resolution. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8508.

B. Commissioners' Questions and Matters

Commissioner Starbuck asked the staff to consider the Noriega Street Merchants Association's request that the Commission take Discretionary Review of a branch bank proposed for the street.

1:30 P.M.

2. CONSIDERATION OF THE ISSUE OF THE CITY AND COUNTY OF SAN FRANCISCO, REMAINING WITHIN THE JURISDICTION OF THE COASTAL ACT OF 1976 - AS REQUESTED BY THE CHAIRMAN OF THE STATE AND NATIONAL AFFAIRS COMMITTEE OF THE BOARD OF SUPERVISORS.

Passed motion to request a formal Resolution for consideration on March 6, 1980

Vote 6-0

Absent: Commissioner Rosenblatt

SUMMARIES OF THE REGULAR MEETING

FEBRUARY 28, 1980

2:00 P.M.

3. EE79.446 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE PROPOSED NEIGHBORHOOD COMMERCIAL ZONING, INTERIM CONTROLS: UNION STREET BETWEEN VAN NESS AVENUE AND STEINER STREET, INCLUDING FILLMORE STREET BETWEEN UNION AND LOMBARD, SACRAMENTO STREET BETWEEN SPRUCE AND LYON STREET, UPPER FILLMORE STREET BETWEEN BUSH AND JACKSON, INCLUDING CALIFORNIA BETWEEN STEINER AND FILLMORE STREET, HAIGHT STREET BETWEEN STANYAN AND CENTRAL, CASTRO STREET BETWEEN 19TH AND 17TH STREETS, INCLUDING 18TH BETWEEN DIAMOND AND NOE STREET, UPPER MARKET STREET (EAST AND WEST) BETWEEN VALENCIA AND CASTRO STREETS, 24TH STREET (NOE VALLEY) BETWEEN DIAMOND AND CHATTANOOGA STREETS, INCLUDING CASTRO STREET BETWEEN 24TH AND 25TH STREETS, 24TH STREET (MISSION) BETWEEN POTRERO AVENUE AND VALENCIA STREET, VALENCIA STREET BETWEEN 14TH AND ARMY STREET.

Disapproved Resolution No. 8509 Vote 6-0
Absent: Commissioner Rosenblatt

4. CONSIDERATION OF RESOLUTION ENDORSING CONCEPT OF ESTABLISHING SPECIAL USE DISTRICTS FOR CERTAIN C-1 AND C-2 (NEIGHBORHOOD AND COMMUNITY SHOPPING) ZONING DISTRICTS TO PROVIDE SPECIAL STANDARDS AND PERMIT REVIEW PROCEDURES INTENDED TO MAINTAIN AND PROTECT EXISTING NEIGHBORHOOD-ORIENTED SCALE OF DEVELOPMENT AND TO RETAIN HOUSING IN NEIGHBORHOOD COMMERCIAL DISTRICT, SUBJECT TO THE PROVISION OF BUDGET AND STAFF SUFFICIENT TO ADMINISTER SUCH SPECIAL USE DISTRICT PROVISIONS.

Approved/Modified Resolution No. 8510 Vote 5-0
Absent: Commissioners Dearman and Rosenblatt

5. ZM79.37 - 2700 TO 3399 - 24TH STREET, BETWEEN VALENCIA AND POTRERO STREETS, PROPOSAL TO RECLASSIFY THE C-2 (COMMUNITY BUSINESS) DISTRICT TO RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; ON 24TH STREET BETWEEN POTRERO AND CAPP TO RC-3 (RESIDENTIAL-COMMERCIAL COMBINED, MEDIUM DENSITY) DISTRICT; LOTS 11-17, 19-23, 66 IN ASSESSOR'S BLOCK 3640; LOTS 10C, 14-17, 19-23, 68, 69 IN BLOCK 3641; LOTS 11A, 13-21, 49 IN BLOCK 3642; LOTS 15-19, 37, 38 IN BLOCK 4206; LOTS 14B, 15-20 IN BLOCK 4207; LOTS 17-22 IN BLOCK 4208; LOTS 14-19 IN BLOCK 4209; LOTS 14-20 IN BLOCK 4210; LOTS 14, 16, 17 IN BLOCK 4211; LOT 25 IN BLOCK 4265; LOTS 1, 3, 36 IN BLOCK 4266; LOTS 1, 30-33 IN BLOCK 4267; LOTS 1, 30-32 IN BLOCK 4268; LOTS 15-17, 21, 22-23 IN BLOCK 4269; LOTS

SUMMARIES OF THE REGULAR MEETING

FEBRUARY 28, 1980

ZM79.37 - 1, 33-37 IN BLOCK 4270; LOTS 23-26 IN BLOCK 6518; LOTS 1, 27-29 IN BLOCK 6518; LOTS 1, 40-45 IN BLOCK 6519; LOTS 1, 40 IN BLOCK 6521; LOTS 1, 40, 41 IN BLOCK 6522.

Passed motion to continue to March 13, 1980. Vote 5-0
Absent: Commissioners Dearman and Rosenblatt

CONSIDERATION OF RESOLUTION OF INTENTION TO INITIATE A SPECIAL USE DISTRICT FOR THE AREA DESCRIBED ABOVE HAVING DEVELOPMENT STANDARDS AND PROCEDURES FOR REVIEW OF PERMIT APPLICATIONS DESCRIBED IN THE MEMORANDUM TO THE CITY PLANNING COMMISSION FROM RAI Y. OKAMOTO, ENTITLED "NEIGHBORHOOD COMMERCIAL ZONING STUDY" DATED FEBRUARY 14, 1980 FOR 24TH STREET MISSION.

Approved Resolution No. 8513 Vote 5-0
Absent: Commissioners Dearman and Rosenblatt

ZM79.38 - 3225 TO 3705 SACRAMENTO STREET BETWEEN LYON AND SPRUCE STREETS AND 345-430 PRESIDIO, PROPOSAL TO RECLASSIFY THE C-2 (COMMUNITY BUSINESS) DISTRICT TO AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT TO A SPECIAL USE DISTRICT; LOTS 6-8, 11-17 IN ASSESSOR'S BLOCK 1007; LOTS 4-14 IN BLOCK 1008; LOTS 7-14, 26, 27 IN BLOCK 1009; LOTS 4-8, 12-15, 28, 28A IN BLOCK 1010; LOTS 4-11, 13-16 IN BLOCK 1011; LOT 7 IN BLOCK 1012; LOT 1 IN BLOCK 1017; LOTS 7A, 7B, 8-12, 16-18, 20, 20A IN BLOCK 1018; LOTS 1, 19-31 IN BLOCK 1019; LOTS 1, 19-22, 24, 25, 28, 29, 35 IN BLOCK 1020; LOTS 5, 6A, 9-13, 15-18, 24-17 IN BLOCK 1021; LOTS 18-24 IN BLOCK 1022.

Passed motion to continue to March 13, 1980. Vote 5-0
Absent: Commissioners Dearman and Rosenblatt

CONSIDERATION OF RESOLUTION OF INTENTION TO INITIATE A SPECIAL USE DISTRICT FOR THE AREA DESCRIBED ABOVE HAVING DEVELOPMENT STANDARDS AND PROCEDURES FOR REVIEW OF PERMIT APPLICATIONS DESCRIBED IN THE MEMORANDUM TO THE CITY PLANNING COMMISSION FROM RAI Y. OKAMOTO, "NEIGHBORHOOD COMMERCIAL ZONING STUDY" DATED FEBRUARY 14, 1980 FOR SACRAMENTO STREET.

Approved Resolution No. 8514 Vote 5-0
Absent: Commissioners Dearman and Rosenblatt

SUMMARIES OF THE REGULAR MEETING

FEBRUARY 28, 1980

2:00 P.M. (Cont)

9. CONSIDERATION OF A RESOLUTION ACCEPTING "HAIGHT STREET: A COMMUNITY MASTER PLAN" AS AN OFFICIAL NEIGHBORHOOD PLAN.

Approved Resolution No. 8515 Vote 5-0

Absent: Commissioners Dearman and Rosenblatt

10. ZM79.39 - 1300 TO 1899 HAIGHT STREET BETWEEN CENTRAL AND STANYAN STREETS; PROPOSAL TO RECLASSIFY THE C-2 (COMMUNITY BUSINESS) DISTRICT TO RC-1, RC-2, RC-3 OR RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, LOW, MEDIUM OR HIGH DENSITY) DISTRICT; LOTS 4-7 IN ASSESSOR'S BLOCK 1228; LOTS 7, 8, 10, 11, 13, 14 IN BLOCK 1229; LOTS 8-17 IN BLOCK 1230; LOTS 9-18 IN BLOCK 1231; LOTS 1, 4-7 IN BLOCK 1232; LOTS 10, 12-22 IN BLOCK 1233; LOTS 1, 8, 29-31 IN BLOCK 1243; LOT 22, 24, 25, 27-30 IN BLOCK 1244; LOTS 1, 23-26, 29-33 IN BLOCK 1245; LOTS 23, 28, 29 IN BLOCK 1246; LOTS 1, 20, 23-25 IN BLOCK 1247; LOTS 1, 19-23 IN BLOCK 1248; LOTS 14-17, 19, 23 IN BLOCK 1249.

Passed motion to continue to March 13, 1980.

Vote 5-0

Absent: Commissioners Dearman and Rosenblatt

11. CONSIDERATION OF RESOLUTION OF INTENTION TO INITIATE A SPECIAL USE DISTRICT FOR THE AREA DESCRIBED ABOVE HAVING DEVELOPMENT STANDARDS AND PROCEDURES FOR REVIEW OF PERMIT APPLICATIONS DESCRIBED IN THE MEMORANDUM TO THE CITY PLANNING COMMISSION FROM RAI Y. OKAMOTO, ENTITLED "NEIGHBORHOOD COMMERCIAL ZONING STUDY" DATED FEBRUARY 14, 1980 FOR HAIGHT STREET.

Approved Resolution No. 8514 Vote 5-0

Absent: Commissioners Dearman and Rosenblatt

12. ZM79.40 - 400 TO 600 CASTRO STREET BETWEEN 19TH AND MARKET STREET: 4051-4257 18TH STREET BETWEEN DIAMOND AND HARTFORD STREETS; AND 4105-4123 19TH STREET BETWEEN CASTRO AND COLLINGWOOD STREETS; PROPOSAL TO RECLASSIFY THE C-2 (COMMUNITY BUSINESS) DISTRICT TO AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT OR TO A SPECIAL USE DISTRICT; LOTS 2-12, 14-16, 33-35 IN ASSESSOR'S BLOCK 2647; LOTS 16-20, 22A, 43, 52 IN BLOCK 2648; LOTS 1, 35-39 IN BLOCK 2694; LOTS 1-16, 35, 36, 41, 42, IN BLOCK 2695; LOT 1 IN BLOCK 2696; LOTS 51-62, 64, 66, 71-76, 85 IN BLOCK 3582; LOTS 1, 56-59, 61-79, 80-88 IN BLOCK 3583.

Passws motion to continue to March 13, 1980. Vote 5-0

Absent: Commissioners Dearman and Rosenblatt

SUMMARIES OF THE REGULAR MEETING

FEBRUARY 28, 1980

13. CONSIDERATION OF RESOLUTION OF INTENTION TO INITIATE A SPECIAL USE DISTRICT FOR THE AREA DESCRIBED ABOVE HAVING DEVELOPMENT STANDARDS AND PROCEDURES FOR REVIEW OF PERMIT APPLICATIONS DESCRIBED IN THE MEMORANDUM TO THE CITY PLANNING COMMISSION FROM RAI Y. OKAMOTO, ENTITLED "NEIGHBORHOOD COMMERCIAL ZONING STUDY" DATED FEBRUARY 14, 1980 FOR CASTRO STREET.

Passed motion to continue to March 13, 1980. Vote 5-0

Absent: Commissioners Dearman and Rosenblatt

14. ZM78.12 - 4127 TO 4147 - 19TH STREET, PROPOSAL TO RECLASSIFY THE RH-3 (COMMUNITY BUSINESS) DISTRICT TO AN RC-1 (RESIDENTIAL-COMMERCIAL-COMBINED, LOW DENSITY) DISTRICT; LOTS 31, 32, 34, AND 35 IN ASSESSOR'S BLOCK 2696.

Passed motion to continue to March 13, 1980, Vote 5-0

Absent: Commissioners Dearman and Rosenblatt

15. ZM79.41 - 1800 TO 2399 MARKET STREET BETWEEN CASTRO AND VALENCIA STREETS; 325, 327, 375 CASTRO STREET; 250-292 AND 313-333 NOE STREET; 3600, 3583 AND 3571 - 17TH STREET; 150-212 SANCHEZ STREET; 655, 683, 685, 689, 691, 693 AND 700-748 - 14TH STREET; 200, 214 AND 216 DUBOCE STREET; AND 1, 102-250, 101-271 CHURCH STREET, PROPOSAL TO RECLASSIFY THE C-2 (COMMUNITY BUSINESS) DISTRICT TO AN RC-1, RC-2, RC-3 OR RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, LOW, MEDIUM OR HIGH DENSITY) DISTRICT; LOTS 4-8, 14, 16 IN ASSESSOR'S BLOCK 871; LOTS 1, 2, 4-7 IN BLOCK 872; LOTS 1-17 IN BLOCK 3501; LOTS 40-45, 68, 70 IN BLOCK 3502; LOT 2 IN BLOCK 3502; LOTS 57-60 IN BLOCK 3534; LOTS 1, 8, 9, 11-13 IN BLOCK 3535; LOT 1 IN BLOCK 3536; LOTS 1, 5, 6, 7, 13-23, 24A, 91, 109 IN BLOCK 3537; LOTS 7-10 IN BLOCK 3541; LOTS 4-17, 39-41 IN BLOCK 3542; LOTS 1, 3, 3A, 3B, 10-12 IN BLOCK 3543; LOTS 56-60, 62-65, 67, 70-72 IN BLOCK 3544; LOTS 35A, 36-39 IN BLOCK 3558; LOTS 1-3, 9, 12-19 IN BLOCK 3559; LOTS 1, 5-13, 15, 31 IN BLOCK 3560; LOTS 8-15 IN BLOCK 3561; LOTS 1, 3, 4, 6-15, 17 IN BLOCK 3562; LOTS 18, 19, 22, 23, 25-30, 34, 35 IN BLOCK 3563; LOTS 86-93 IN BLOCK 3564.

Passed motion to continue to March 13, 1980. Vote 5-0

Absent: Commissioners Dearman and Rosenblatt

SUMMARIES OF THE REGULAR MEETING

FEBRUARY 28, 1980

16. CONSIDERATION OF RESOLUTION OF INTENTION TO INITIATE A SPECIAL USE DISTRICT FOR THE AREA DESCRIBED ABOVE HAVING DEVELOPMENT STANDARDS AND PROCEDURES FOR REVIEW OF PERMIT APPLICATIONS DESCRIBED IN THE MEMORANDUM TO THE CITY PLANNING COMMISSION FROM RAI Y. OKAMOTO, ENTITLED "NEIGHBORHOOD COMMERCIAL ZONING STUDY" DATED FEBRUARY 14, 1980 FOR UPPER MARKET STREET WEST AND UPPER MARKET STREET EAST.
- Approved/Modification East Resolution No. 8517 Vote 5-0
Absent: Commissioners Dearman and Rosenblatt
17. ZM79.32 - 920 TO 1590 VALENCIA STREET BETWEEN 20TH AND ARMY STREETS, PROPOSAL TO RECLASSIFY THE C-2 (COMMUNITY BUSINESS) DISTRICT TO AN RC-1, RC-2, RC-3 OR RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; LOT 1 IN BLOCK 3546; LOTS 5, 7-11, 13, 16-27, 27 IN BLOCK 3547; LOTS 16, 18-20, 25, 27, 29, 57, 58 IN BLOCK 3554; LOTS 1-3, 6-10, 15, 39, 40, 56, 57 IN BLOCK 3555; LOTS 1-15 IN BLOCK 3568; LOTS 38-51, 83 IN BLOCK 3569; LOTS 55-58, 60-62, 78, 79, 81, 83-85, 91 IN BLOCK 3576; LOTS 1, 1A, 2, 4-7, 9-11, 70, 65 IN BLOCK 3577; LOTS 1-10, 12 IN BLOCK 3588; LOTS 75, 82-85, 88, 91, 92, 95-99, 108 IN BLOCK 3589; LOTS 87A, 88-92, 97-103, 112, 113 IN BLOCK 3596; LOTS 1, 3, 6, 8, 9, 11, 12 IN BLOCK 3597; LOTS 2, 7-10, 72, 74 IN BLOCK 3608; LOTS 26-29, 31-39, 41, 42 IN BLOCK 3609; LOTS 12-25, 27, 28 IN BLOCK 3616; LOTS 1, 3-6, 8-12 IN BLOCK 3617; LOTS 1-5, 8-14 IN BLOCK 3635; LOTS 24-32, 34-36 IN BLOCK 3636; LOTS 18, 19 IN BLOCK 38-43; LOTS 2-4, 6-9, 18, 20, 21 IN BLOCK 3644; LOTS 1-11 IN BLOCK 6514; LOTS 15-25 IN BLOCK 6515; LOTS 13-18, 21-28 IN BLOCK 6530; LOTS 1, 4-7, 9-14, 16, 17, 29, 30 IN BLOCK 6531; LOTS 29, 33, 34 IN BLOCK 6568; LOTS 9B, 10-13, 35 IN BLOCK 6569.
- Passed motion to continue to March 13, 1980.
Vote 5-0
Absent: Commissioners Dearman and Rosenblatt
18. CONSIDERATION OF RESOLUTION OF INTENTION TO INITIATE A SPECIAL USE DISTRICT FOR THE AREA DESCRIBED ABOVE HAVING DEVELOPMENT STANDARDS AND PROCEDURES FOR REVIEW OF PERMIT APPLICATIONS DESCRIBED IN THE MEMORANDUM TO THE CITY PLANNING COMMISSION FROM RAI Y. OKAMOTO, ENTITLED "NEIGHBORHOOD COMMERCIAL ZONING STUDY" DATED FEBRUARY 14, 1980 FOR VALENCIA STREET.
- Approved/Modification Resolution No. 8512 Vote 5-0
Absent: Commissioners Dearman and Rosenblatt

SUMMARIES OF THE REGULAR MEETING

FEBRUARY 28, 1980

19. 3750-4199 - 24TH STREET, DIAMOND TO CHATTANOOGA STREETS, PRESENTLY AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; LOTS 18, 19, 21, 22 IN ASSESSOR'S BLOCK 3650; LOTS 14-22 IN BLOCK 3651; LOTS 12, 13, 16-18, 44-46 IN BLOCK 3652; LOTS 6-9, 15-17, 19, 41 IN BLOCK 3654; LOTS 8-12, 14, 15, 17-20 IN BLOCK 3656; LOTS 21, 22, 44 IN BLOCK 2830; LOTS 5-21 IN BLOCK 2831; LOTS 1-4 IN BLOCK 6506; LOTS 1, 13A-24, 27-32 IN BLOCK 6507; LOTS 1, 25-40 IN BLOCK 6508; LOTS 1, 2, 20-23, 28, 29, 35-40 IN BLOCK 6509; LOTS 21-23 IN BLOCK 6510.

CONSIDERATION OF RESOLUTION OF INTENTION TO INITIATE A SPECIAL USE DISTRICT FOR THE AREA DESCRIBED ABOVE HAVING DEVELOPMENT STANDARDS AND PROCEDURES FOR REVIEW OF PERMIT APPLICATIONS DESCRIBED IN THE MEMORANDUM TO THE CITY PLANNING COMMISSION FROM RAI Y. OKAMOTO, ENTITLED "NEIGHBORHOOD COMMERCIAL ZONING STUDY" DATED FEBRUARY 14, 1980 FOR 24TH STREET-NOE VALLEY.

Passed motion to continue to March 13, 1980.

Vote 5-0

Absent: Commissioners Dearman and Rosenblatt

20. FILLMORE STREET, BUSH TO JACKSON STREETS AND 2380-2500 CALIFORNIA STREET, STEINER TO FILLMORE STREETS; 2290-2499 PINE STREET, STEINER TO FILLMORE; 2190-2250 BUSH STREET, STEINER TO FILLMORE, PRESENTLY A C-2 (COMMUNITY BUSINESS) DISTRICT; PROPOSAL TO CONSIDER ENACTMENT OF INTERIM CONTROLS WITHIN A SPECIAL USE DISTRICT; LOTS 3, 4 IN ASSESSOR'S BLOCK 634; LOTS 1-10, 10A IN BLOCK 635; LOTS 18, 18A, 21-23 IN BLOCK 636; LOTS 19-24 IN BLOCK 629; LOTS 1-10 IN BLOCK 630; LOTS 1-4 IN BLOCK 611; LOTS 19, 22, 33-35 IN BLOCK 612; LOTS 18, 18A, 18B, 18C, 18D, 18E, 18F and 19 IN BLOCK 605; LOTS 1-6 IN BLOCK 606; LOTS 17, 20-23, 25 IN BLOCK 653; LOTS 1-11, 19A, 25 IN BLOCK 654; LOTS 1, 2, 32, 34 IN BLOCK 655; LOTS 1-9, 17, 18, 19, 20, 29, 30-33 IN BLOCK 659; LOTS 17-23 IN BLOCK 660.

Approved Resolution No. 8518

Vote 5-0

Absent: Commissioners Dearman and Rosenblatt

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SAN FRANCISCO
CITY PLANNING COMMISSION
MINUTES
OF THE
REGULAR MEETING
HELD
THURSDAY
FEBRUARY 28, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

JUN 19 1980

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PUBLIC LIBRARY

The San Francisco City Planning Commission met pursuant to notice on Thursday, February 28, 1980, at 1:00 p.m. in Room 282, City Hall

PRESENT: Ina F. Dearman, Vice-President; Susan J. Bierman, Norman Karasick, Eugene Kelleher, Yoshio Nakashima and Charles Starbuck III, members of the City Planning Commission.

ABSENT: Commissioner Toby Rosenblatt.

The staff of the Department of City Planning was represented by Milton Edelin, Acting Director of Planning; Robert Passmore, Assistant Director of Planning; George Williams, Assistant Director of Planning; Marie Zeller, Planner III; Robin Jones, Planner II; Patrice Fambrini, Planner II and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner, Bruce Benedict represented the San Francisco Chronicle and Mike Mewhinney represented the San Francisco Progress.

CURRENT MATTERS

A. Director's Report

Milton Edelin, Acting Director of Planning, indicated that a draft resolution having the following "Resolved" clause was before the Commission: THEREFORE BE IT RESOLVED, That the City Planning Commission hereby endorses the application of the San Francisco Study Center on behalf of the application of the San Francisco Study Center on behalf of The Friends of the Urban Forest to the California Urban Forestry Grant Program for \$30,000.00 for development and implementation of a citywide street tree planting and maintenance program.

George Williams, Assistant Director of Planning, said that this new grant would be used to create a non-profit corporation to continue the Urban Forestry Program.

Commissioner Bierman, moved approval of the draft resolution. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8508.

B. Commissioners' Questions and Matter

Commissioner Starbuck asked the staff to consider the Noriega Street Merchants Association's request that the Commission take Discretionary Review of a branch bank proposed for the street.

CONSIDERATION OF THE ISSUE OF THE CITY AND COUNTY OF SAN FRANCISCO, REMAINING WITHIN THE JURISDICTION OF THE COASTAL ACT OF 1976 - AS REQUESTED BY THE CHAIRMAN OF THE STATE AND NATIONAL AFFAIRS COMMITTEE OF THE BOARD OF SUPERVISORS.

The Acting Director of Planning, Milton Edelin, said that the issue had been raised by Supervisor Kopp. He said that after internal discussions, the Department saw no reason to withdraw from participation in the California Control Act of 1976.

Marie Zeller, Planner III, said that the expectation was that policy differences, between the City and the Coastal Commission, would be resolved in the adoption of a Local Coastal Plan.

Bill O'Keefe represented the San Francisco Tax Payer's Association. Ellen Jeunet and Bob Brown represented the Coastal Commission.

After a very general discussion, Commissioner Starbuck moved that the staff return in one week with a resolution affirming the City's continued participation in the Coastal planning process pursuant to the Coastal Act of 1976. The motion was seconded by Commissioner Karasick and passed unanimously. Commissioner Rosenblatt was absent.

CU79.106 - CONSIDERATION OF A RESOLUTION AUTHORIZING CONDITIONAL USE AT 1444 McALLISTER STREET, NORTH SIDE BETWEEN PIERCE AND SCOTT STREETS, LOT 34 IN ASSESSOR'S BLOCK 776, FOR 120-PERSON RESIDENTIAL CARE FACILITY FOR THE ELDERLY, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

With respect to CU79.106, a request for authorization of conditional use at 1444 McAllister Street, Robert Passmore, Assistant Director of Planning, noted that the Commission had, before it, a formal resolution.

Commissioner Nakashima moved approval of the formal language of City Planning Commission Resolution No. 8499. The motion was seconded by Commissioner Bierman and passed unanimously. Commissioner Rosenblatt was absent.

EE79.446 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE PROPOSED NEIGHBORHOOD COMMERCIAL ZONING, INTERIM CONTROLS: UNION STREET BETWEEN VAN NESS AVENUE AND STEINER STREET, INCLUDING FILLMORE STREET BETWEEN UNION AND LOMBARD, SACRAMENTO STREET BETWEEN SPRUCE AND LYON STREET, UPPER FILLMORE STREET BETWEEN BUSH AND JACKSON, INCLUDING CALIFORNIA BETWEEN STEINER AND FILLMORE STREET, HAIGHT STREET BETWEEN STANYAN AND CENTRAL, CASTRO STREET BETWEEN 19TH AND 17TH STREETS, INCLUDING 18TH BETWEEN DIAMOND AND NOE STREET, UPPER MARKET STREET (EAST AND WEST) BETWEEN VALENCIA AND CASTRO STREETS, 24TH STREET (NOE VALLEY) BETWEEN DIAMOND AND CHATTANOOGA STREETS, INCLUDING CASTRO STREET BETWEEN 24TH AND 25TH STREETS, 24TH STREET (MISSION) BETWEEN POTRERO AVENUE AND VALENCIA STREET, VALENCIA STREET BETWEEN 14TH AND ARMY STREET.

Robert Passmore, Assistant Director - Implementation, noted that the appeal had been filed by San Franciscans for Neighborhood Enterprise.

Mervyn Silberberg, representing San Franciscans for Neighborhood Enterprise, said that the appeal had been filed because the preliminary negative declaration did not contain facts on the basis of which there could be a discussion of impacts.

Commissioner Starbuck said that in the preliminary negative declaration under "Land Use Issues", there was extensive discussion of impacts for each district.

Mr. Silberberg said requiring residential use in commercial districts could have a significant effect.

Robert Tebert, a merchant at 3673 Sacramento Street, was present.

William Neur said that residential construction, in commercial districts, was more expensive.

John Tromby, representing the Small Business Administration, said that there was no analysis of possible impacts on existing small business.

Oman Salah, President of the Residential Builders Association, said that the controversy, surrounding the proposal, should necessitate an EIR.

Mr. Passmore said that an economic impact analysis was not required in environmental evaluation and that the staff recommendation was for the Commission to sustain the negative declaration and deny the appeal.

Commissioner Nakashima moved approval of the staff recommendation. The motion was seconded by Commissioner Bierman and passed unanimously as City Planning Commission Resolution No. 8509. Absent: Commissioner Rosenblatt.

CONSIDERATION OF RESOLUTION ENDORSING CONCEPT OF ESTABLISHING SPECIAL USE DISTRICTS FOR CERTAIN C-1 AND C-2 (NEIGHBORHOOD AND COMMUNITY SHOPPING) ZONING DISTRICTS TO PROVIDE SPECIAL STANDARDS AND PERMIT REVIEW PROCEDURES INTENDED TO MAINTAIN AND PROTECT EXISTING NEIGHBORHOOD-ORIENTED SCALE OF DEVELOPMENT AND TO RETAIN HOUSING IN NEIGHBORHOOD COMMERCIAL DISTRICT, SUBJECT TO THE PROVISION OF BUDGET AND STAFF SUFFICIENT TO ADMINISTER SUCH SPECIAL USE DISTRICT PROVISIONS.

Representing the Department of City Planning, Robin Jones, Planner II, said that the Department had attempted to respond to two issues raised by the Board of Supervisors: what need for the protection of upper story residential units in commercial districts and what need for controls on specific uses in these districts. She said that, in the Department's estimation, controls were needed but that there was the question of the availability of staff to administer the controls.

She said that the matter could be summarized in three questions:

1. Should upper story and special uses be controlled;
2. If there are to be controls, is the Special Use District (SUD) concept the best approach; and
3. If the SUD concept is judged to be the best approach, will the Board of Supervisors provide funds for staff to administer the SUD controls.

William J. Clark, President of the Cow Hollow Improvement Association, was the first person to offer testimony. He said that the SUD and conditional use threshold had worked well on Union Street.

Radah Butler, representing the San Francisco Board of Realtors, asked if the proposals had been reviewed by the City Attorney. Mr. Passmore said yes.

Buck Delvanthal, of the City Attorney's office was present.

Stan Smith, of the Building Trades Council, said that more controls were not needed and that "taste" could not be legislated.

Shirley Jacobs, a resident at 2823 Octavia Street, said that the SUD controls had worked well on Union Street.

Bruce Lilenthal said that the costs of administering the SUD's would be staggering and that the whole system was based on undocumented assumptions.

Terence Redmon said that these were inappropriate controls for problems of traffic congestion and the loss of dwelling units.

David Finn said that there were other means for policing abusive uses and that the proposals would make "entry" costs, for small businesses, prohibitive.

John Stewart, member of the Board of Director's of the Presidio Heights Association of Neighbors, said that the goal of the proposals was a balance of uses and that his association supported the proposals.

Dick Morton said that the San Francisco Chamber of Commerce opposed the RC zoning. He asked if the guidelines for specific uses in C-1 and C-2 districts had not been successful.

John Mowry, a Laurel Street resident, spoke in favor of the proposals.

William Lacy, a Union Street businessman, opposed conditional use. He argued for a system of permitted and non-permitted uses.

John Johnston of the Sacramento Street Merchants Association, spoke in favor of a SUD on Sacramento Street.

Bill Sepatis, a member of the Haight-Ashbury Merchants Association, said that Haight Street was a depressed area and that controls would limit it's ability to "comeback".

Michael Caldwell, an Upper Polk Street Merchant, said that controls would tend to make investment costs, in small business, prohibitive.

Anne Bloomfield, of the Pacific Heights residents Association, said that, in principle, she supported the proposals.

Tom Flynn said that there were too many drug treatment facilities in the Haight Ashbury.

Walter Park, of the Duboce Triangle Neighborhood Association, said that the proposals would have the effect of protecting the general welfare of his neighborhood.

Louis Hopper, a Noe Valley Merchant, said that the possibility of over regulation and the problems of enforcement caused him to have grave reservations.

Terry Pimsler, of the Union Street Association, said that the SUD controls had protected small businesses on Union Street and had worked very well.

Rosario Occhipinti said that the commercial districts needed parking.

Bill Wilson, representing the Council of District Merchants, said that the entire proposal was unacceptable. He urged the Commission to retain the C-1 and C-2 zoning.

John Brennan said that he opposed a downzone of commercial districts.

Mervyn Silberberg in a prepared statement, expressed opposition to the proposals and urged retention of the existing C-1 and C-2 districts.

At approximately, 7:00 p.m., Commissioner Dearman left the meeting.

Representing San Francisco Tomorrow (SFT), Anna Dardin said that RC would protect rear yards and that SFT supported, generally, the SUD concept and RC districts.

Susan Brenner, representing the San Francisco Renters Alliance, said that there should be no further conversions of upper story residential units.

David Kroot, a Locust Street resident, expressed support of the proposal.

Forrest Jones, a Sacramento Street Merchant, expressed support of the proposal.

Chet Williams, an Upper Market Street businessman, expressed opposition to the proposal.

Juan Cruz, representing the 16th Street Action Group of Operation Upgrade, expressed general support. He said that his neighborhood needed some development in terms of places of entertainment.

Mr. Passmore said that the staff recommendation was for approval of the concept of the SUD provided that the process would be subject to modification in each district. He noted that a draft resolution was before the Commission.

Commissioner Nakashima moved approval of the draft resolution. The motion was seconded by Commissioner Karasick and passed unanimously as City Planning Commission Resolution No. 8510. Absent: Commissioners Dearman and Rosenblatt.

Next the Commission considered Item #19 on its calendar.

1500-2299 UNION STREET BETWEEN STEINER STREET AND VAN NESS AVENUE; 2959-3299 FILLMORE STREET; 2961-3023 BUCHANAN STREET; 2169-2221 FILBERT STREET; 2645-2725 GOUGH STREET; 2116-2207 GREENWICH STREET; 2633-2902 LAGUNA STREET; 2762-2806 OCTAVIA STREET; AND 2848-2922 WEBSTER STREET; PROPOSAL TO AMEND PARTIALLY THE SPECIAL USE DISTRICT INTERIM CONTROLS INITIATED APRIL 26, 1979; LOTS 6-8 IN ASSESSOR'S BLOCK 509; LOTS 4-6 IN BLOCK 510; LOTS 1-10 IN BLOCK 515; LOTS 19-23 IN BLOCK 516; LOTS 11-18 IN BLOCK 527; LOTS 2A-9E IN BLOCK 528; LOTS 2A-14 IN BLOCK 529; LOTS 7-13, 15-18, 31-33 IN BLOCK 530; LOTS 6-14A IN BLOCK 531; LOTS 9-17, 30 IN BLOCK 532; LOTS 10-20, 22-28, 36, 37 IN BLOCK 533; LOTS 1-21 IN BLOCK 534; LOTS 1, 1A, 25-34 IN BLOCK 539; LOTS 1, 18-23, 24A-27 IN BLOCK 540; LOTS 15-16, 18, 21, 24 IN BLOCK 541; LOTS 1, 1A, 1B, 22, 25, 26, 35-39, 41 IN BLOCK 542; LOTS 1, 23-34 IN BLOCK 543; LOTS 1, 1A, 1B, 1C, 11, 11B, 12-18 IN BLOCK 544; LOTS 1A, 1B IN BLOCK 546.

CONSIDERATION OF RESOLUTION TO AMEND SPECIAL USE DISTRICT INITIATED BY THE CITY PLANNING COMMISSION ON APRIL 26, 1979, FOR THE AREA DESCRIBED ABOVE RESULTING IN NEW STANDARDS AND PROCEDURES FOR REVIEW OF PERMIT APPLICATIONS DESCRIBED IN THE MEMORANDUM TO THE CITY PLANNING COMMISSION FROM RAI Y. OKAMOTO ENTITLED "NEIGHBORHOOD COMMERCIAL ZONING STUDY" DATED FEBRUARY 14, 1980 FOR UNION STREET.

Mr. Passmore said that the staff recommendation was for approval of a draft resolution containing the following "Resolved" clauses:

"THEREFORE BE IT RESOLVED, That the City Planning Commission does hereby approve the Special Use District described above with the standards and procedures for permit review described in the memorandum to the City Planning Commission from Rai Y. Okamoto entitled "Neighborhood Commercial Zoning Study" dated February 14, 1980, and amended February 28, 1980;

"AND BE IT FURTHER RESOLVED, That the proposed Special Use District controls should be initiated on a one-year interim basis to allow for the analysis of the effectiveness and appropriateness of such zoning controls."

Harritt Witt said that living near Union Street was wonderful.

William Clark, of the Cow Hollow Association, spoke in favor of the Union Street SUD.

At the conclusion of public testimony, Commissioner Karasick moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8511.
Absent: Commissioners Dearman and Rosenblatt.

CONSIDERATION OF RESOLUTION OF INTENTION TO INITIATE A SPECIAL USE DISTRICT FOR THE AREA DESCRIBED ABOVE HAVING DEVELOPMENT STANDARDS AND PROCEDURES FOR REVIEW OF PERMIT APPLICATIONS DESCRIBED IN THE MEMORANDUM TO THE CITY PLANNING COMMISSION FROM RAI Y. OKAMOTO, ENTITLED "NEIGHBORHOOD COMMERCIAL ZONING STUDY" DATED FEBRUARY 14, 1980 FOR VALENCIA STREET.

Mr. Passmore said that the staff recommendation was for approval and that a draft resolution was before the Commission.

Juan Cruz, representing the 17th Street Operation Upgrade said that his organization wanted places of entertainment as a special use.

Commissioner Bierman moved approval of the staff recommendation for an amended SUD including places of entertainment as a special use. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8512. Absent: Commissioners Dearman and Rosenblatt.

ZM79.32 - 920 TO 1590 VALENCIA STREET BETWEEN 20TH AND ARMY STREETS, PROPOSAL TO RECLASSIFY THE C-2 (COMMUNITY BUSINESS) DISTRICT TO AN RC-1, RC-2, RC-3 OR RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; LOT 1 IN BLOCK 3546; LOTS 5, 7-11, 13, 16-22, 27 IN BLOCK 3547; LOTS 16, 18-20, 25, 27, 29, 57, 58 IN BLOCK 3554; LOTS 1-3, 6-10, 15, 39, 40, 56, 57 IN BLOCK 3555; LOTS 1-15 IN BLOCK 3568; LOTS 38-51, 83 IN BLOCK 3569; LOTS 55-58, 60-62, 78, 79, 81, 83-85, 91 IN BLOCK 3576; LOTS 1, 1A, 2, 4-7, 9-11, 70, 65 IN BLOCK 3577; LOTS 1-10, 12 IN BLOCK 3588; LOTS 75, 82-85, 88, 91, 92, 95-99, 108 IN BLOCK 3589; LOTS 87A, 88-92, 97-103, 112, 113, IN BLOCK 3596; LOTS 1, 3, 6, 8, 9, 11, 12 IN BLOCK 3597; LOTS 2, 7-10, 72, 74 IN BLOCK 3608; LOTS 26-29, 31-39, 41, 42 IN BLOCK 3609; LOTS 12-25, 27, 28 IN BLOCK 3616; LOTS 1, 3-6, 8-12 IN BLOCK 3617; LOTS 1-5, 8-14, IN BLOCK 3635; LOTS 24-32, 34-36 IN BLOCK 3636; LOTS 18, 19 IN BLOCK 38-43; LOTS 2-4, 6-9, 18, 20, 21 IN BLOCK 3644; LOTS 1-11 IN BLOCK 6514; LOTS 15-25 IN BLOCK 6515; LOTS 13-18, 21-28 IN BLOCK 6530; LOTS 1, 4-7, 9-14, 16, 17, 29, 30 IN BLOCK 6531; LOTS 29, 33, 34 IN BLOCK 6568; LOTS 9B, 10-13, 35 IN BLOCK 6569.

Mr. Passmore said that the staff recommendation was for disapproval.

Commissioner Nakashima moved approval of the staff recommendation.

In the absence of neighborhood representatives, who had made the original request for the RC zoning, Commissioner Bierman made a substitute motion for a two weeks continuance. The motion was seconded by Commissioner Karasick and passed unanimously. Absent: Commissioners Dearman and Rosenblatt.

CONSIDERATION OF RESOLUTION OF INTENTION TO INITIATE A SPECIAL USE DISTRICT FOR THE AREA DESCRIBED ABOVE HAVING DEVELOPMENT STANDARDS AND PROCEDURES FOR REVIEW OF PERMIT APPLICATIONS DESCRIBED IN THE MEMORANDUM TO THE CITY PLANNING COMMISSION FROM RAI Y. OKAMOTO, ENTITLE "NEIGHBORHOOD COMMERCIAL ZONING STUDY" DATED FEBRUARY 14, 1980 FOR 24TH STREET MISSION.

Mr. Passmore said that the staff recommendation was for approval with no additional amendments.

Commissioner Nakashima moved approval of the staff recommendation. The motion was seconded by Commissioner Kelleher and passed unanimously as City Planning Commission Resolution No. 8513. Absent: Commissioners Dearman and Rosenblatt.

ZM79.37 - 2700 TO 3399 - 24TH STREET, BETWEEN VALENCIA AND POTRERO STREETS, PROPOSAL TO RECLASSIFY THE C-2 (COMMUNITY BUSINESS) DISTRICT TO RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; ON 24TH STREET BETWEEN POTRERO AND CAPWELL TO RC-3 (RESIDENTIAL-COMMERCIAL COMBINED, MEDIUM DENSITY) DISTRICT; LOTS 11-17, 19-23, 66 IN ASSESSOR'S BLOCK 3640; LOTS 10C, 14-17, 19-23, 68, 69 IN BLOCK 3641; LOTS 11A, 13-21, 49 IN BLOCK 3642; LOTS 15-19, 37, 38 IN BLOCK 4208; LOTS 14B, 15-20 IN BLOCK 4207; LOTS 17-22 IN BLOCK 5208; LOTS 14-19 IN BLOCK 4209; LOTS 14-20 IN BLOCK 4210; LOTS 14, 16, 17 IN BLOCK 4211; LOT 25 IN BLOCK 4265; LOTS 1, 3, 36 IN BLOCK 4266; LOTS 1, 30-33 IN BLOCK 4267; LOTS 1, 30-32 IN BLOCK 4268; LOTS 15-17, 21, 22-23 IN BLOCK 6518; LOTS 1, 27-29 IN BLOCK 6518; LOTS 1, 40, 41, IN BLOCK 6522.

Mr. Passmore said that the staff recommendation was for disapproval.

Commissioner Bierman, because of the late hour and the absence of neighborhood testimony, moved that the matter be continued for two weeks. The motion was seconded by Commissioner Nakashima and passed unanimously.

CONSIDERATION OF RESOLUTION OF INTENTION TO INITIATE A SPECIAL USE DISTRICT FOR THE AREA DESCRIBED ABOVE HAVING DEVELOPMENT STANDARDS AND PROCEDURES FOR REVIEW OF PERMIT APPLICATIONS DESCRIBED IN THE MEMORANDUM TO THE CITY PLANNING COMMISSION FROM RAI Y. OKAMOTO, ENTITLE "NEIGHBORHOOD COMMERCIAL ZONING STUDY" DATED FEBRUARY 14, 1980 FOR SACRAMENTO STREET.

Robin Jones, Planner II, said that the staff recommendation was to amend the Director's Memorandum of February 14, 1980, to define the "current" number of particular uses as the "threshold" number. With this change, we recommend approval of the SUD, she said.

With respect to conditional use appeal procedures, David Kroot asked that the number, of person within a 300' radius required to sustain an appeal, be reduced. Mr. Passmore said that the staff could not concur.

John Stewart and Jim Gault supported the proposal.

Commissioner Bierman moved approval of the staff recommendation. The motion was seconded by Commissioner Kelleher and passed unanimously as City Planning Commission Resolution No. 8514. Absent: Commissioners Dearman and Rosenblatt.

ZM79.38 - 3225 TO 3705 SACRAMENTO STREET BETWEEN LYON AND SPRUCE STREETS AND 345-430 PRESIDIO, PROPOSAL TO RECLASSIFY THE C-2 (COMMUNITY BUSINESS) DISTRICT TO AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT TO A SPECIAL USE DISTRICT; LOTS 6-8, 11-17 IN ASSESSOR'S BLOCK 1007; LOTS 4-14 IN BLOCK 1008; LOTS 7-14, 26, 27 IN BLOCK 1009; LOTS 4-8, 12-15, 28, 28A IN BLOCK 1010; LOTS 4-11, 13-16 IN BLOCK 1011; LOT 7 IN BLOCK 1012; LOT 1 IN BLOCK 1017; LOTS 7A, 7B, 8-12, 16-18, 20, 20A IN BLOCK 1018; LOTS 1, 19-31 IN BLOCK 1019; LOTS 1, 19-22, 24-25, 28, 29, 35 IN BLOCK 1020; LOTS 5, 6A, 9-13, 15-18, 24-27 IN BLOCK 1021; LOTS 18-24 IN BLOCK 1022.

Mr. Passmore said that the staff recommendation was for approval of the proposed reclassification to RC-1.

John Stewart, representing the Presidio Heights Association of Neighbors (PHAN) said that the RC-1 was desirable because it protected the rear yard open space.

John Johnston said that Sacramento Streets Merchants wanted C-2 zoning.

Mervyn Silberberg, a Sacramento Street Merchant, testified that merchants could not live with RC zoning.

A motion by Commissioner Bierman for approval of the staff recommendation failed for lack of a second. A motion, by Commissioner Bierman for a two-week delay to permit additional public testimony, was seconded by Commissioner Karasick and passed unanimously.

CONSIDERATION OF A RESOLUTION ACCEPTING "HAIGHT STREET: A COMMUNITY MASTER PLAN" AS AN OFFICIAL NEIGHBORHOOD PLAN.

Mr. Passmore noted that acceptance of the plan did not bind the Commission in anyway. Acceptance means that it will be considered when development proposals are reviewed.

David Finn urged a two-week continuance to permit time for the development of a plan representing other interests in the neighborhood.

Calvin Welch testified that the process, by which the plan was developed, was highly publicized and that Solicitization of participation was intense.

William Sepatis questioned the validity of the plan. Neither the Merchants Association nor the Improvement Association participated, he said.

Gayle Justice, a member of the Haight Ashbury Neighborhood Council (HANC), said that the plan represented HANC's position on RC and SUD zoning.

Nan Howenstein said that the plan was a legitimate effort.

Mr. Passmore said that the staff recommendation was to accept the plan.

Commissioner Nakashima moved approval of the staff recommendation. The motion was seconded by Commissioner Bierman and passed unanimously as City Planning Commission Resolution No. 8515. Absent: Commissioners Dearman and Rosenblatt.

CONSIDERATION OF RESOLUTION OF INTENTION TO INITIATE A SPECIAL USE DISTRICT FOR THE AREA DESCRIBED ABOVE HAVING DEVELOPMENT STANDARDS AND PROCEDURES FOR REVIEW OF PERMIT APPLICATIONS DESCRIBED IN THE MEMORANDUM TO THE CITY PLANNING COMMISSION FROM RAI Y. OKAMOTO, ENTITLED "NEIGHBORHOOD COMMERCIAL ZONING STUDY" DATED FEBRUARY 14, 1980 FOR HAIGHT STREET.

William Sepatis said that he opposed the SUD controls. Controls will impede the economic "comeback" of the street, he said. He said that the Haight was a high density area needing services.

Tom Flynn said that the neighborhood needed more services.

Mr. Passmore said that the staff recommendation was for approval of the SUD but only in terms of the original memorandum of February 14, 1980.

Commissioner Nakashima moved approval of the staff recommendation. The motion was seconded by Commissioner Kelleher and passed unanimously as City Planning Commission Resolution No. 8516. Absent: Commissioners Dearman and Rosenblatt.

ZM79.39 - 1300 TO 1899 HAIGHT STREET BETWEEN CENTRAL AND STANYAN STREETS; PROPOSAL TO RECLASSIFY THE C-2 (COMMUNITY BUSINESS) DISTRICT TO RC-1, RC-2, RC-3 OR RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, LOW, MEDIUM OR HIGH DENSITY) DISTRICT, LOTS 4-7 IN ASSESSOR'S BLOCK 1228; LOTS 7, 8, 10, 11, 13, 14 IN BLOCK 1229; LOTS 8-17 IN BLOCK 1230; LOTS 9, 18 IN BLOCK 1231; LOTS 1, 4-7 IN BLOCK 1232; LOTS 10, 12-22 IN BLOCK 1233; LOTS 1, 8, 29-31 IN BLOCK 1243; LOTS 22, 24, 25, 27-30 IN BLOCK 1244; LOTS 1, 23-26, 29-33 IN BLOCK 1245; LOTS 23, 28, 29 IN BLOCK 1246; LOTS 1, 20, 23-25 IN BLOCK 1247; LOTS 1, 19-23 IN BLOCK 1248; LOTS 14-17, 19, 23 IN BLOCK 1249.

Mr. Passmore said that the recommendation was for approval of the proposed reclassification to RC-1.

Calvin Welch urged approval of the proposed reclassification.

Commissioner Bierman's motion for approval of the staff recommendation failed for lack of a second. Her motion for a two-week continuance was seconded by Commissioner Nakashima and passed unanimously.

CONSIDERATION OF RESOLUTION OF INTENTION TO INITIATE A SPECIAL USE DISTRICT FOR THE AREA DESCRIBED ABOVE HAVING DEVELOPMENT STANDARDS AND PROCEDURES FOR REVIEW OF PERMIT APPLICATIONS DESCRIBED IN THE MEMORANDUM TO THE CITY PLANNING COMMISSION FROM RAI Y. OKAMOTO ENTITLED "NEIGHBORHOOD COMMERCIAL ZONING STUDY" DATED FEBRUARY 14, 1980 FOR CASTRO STREET.

Because of the late hour and the absence of neighborhood representatives to provide public testimony, Commissioner Nakashima moved a continuance of this item and its companion item ZM79.40 (400 to 600 CASTRO STREET between 19th and Market Streets; 4051-4257 18TH STREET between Diamond and Hartford Streets, and 4105-4123 19TH STREET between Castro and Collingwood Streets) for a period of two weeks to March 13, 1980. The motion was seconded by Commissioner Karasick and passed unanimously.

ZM78.12 - 4127 TO 4147 - 19TH STREET, PROPOSAL TO RECLASSIFY THE RH-3 (COMMUNITY BUSINESS) DISTRICT TO AN RC-1 (RESIDENTIAL-COMMERCIAL-COMBINED, LOW DENSITY) DISTRICT; LOTS 31, 32, 34 AND 35 IN ASSESSOR'S BLOCK 2696.

Mr. Passmore said that the staff recommendation was to continue the matter for two weeks.

CONSIDERATION OF RESOLUTION OF INTENTION TO INITIATE A SPECIAL USE DISTRICT FOR THE AREA DESCRIBED ABOVE HAVING DEVELOPMENT STANDARDS AND PROCEDURES FOR REVIEW OF PERMIT APPLICATIONS DESCRIBED IN THE MEMORANDUM TO THE CITY PLANNING COMMISSION FROM RAI Y. OKAMOTO, ENTITLED "NEIGHBORHOOD COMMERCIAL ZONING STUDY" DATED FEBRUARY 14, 1980 FOR UPPER MARKET STREET WEST AND UPPER MARKET STREET EAST.

Mr. Passmore said that the staff recommendation was for approval of the SUD but that there was some concern that the threshold level for restaurants, on Upper Market Street East, was too high.

After some discussion, Commissioner Kelleher moved approval of the staff recommendation with amendment to the Director's Memorandum of February 14, 1980, lowering the threshold, from 16 to 10 restaurants on Upper Market Street East. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8517. Absent: Commissioners Dearman and Rosenblatt.

ZM79.41 - 1800 TO 2399 MARKET STREET BETWEEN CASTRO AND VALENCIA STREETS; 325, 327, 375 CASTRO STREET; 250-292 AND 313-333 NOE STREET; 3600, 3583 AND 3571 - 17TH STREET; 150-212 SANCHEZ STREET; 655, 683, 685, 689, 691, 693 AND 700-748 - 14TH STREET; 200, 214 AND 216 DUBOCE STREET; AND 1, 102-250, 101-271 CHURCH STREET, PROPOSAL TO RECLASSIFY THE C-2 (COMMUNITY BUSINESS) DISTRICT TO AN RC-1, RC-2, RC-3 OR RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, LOW, MEDIUM OR HIGH DENSITY) DISTRICT; LOTS 4-8, 14, 16 IN ASSESSOR'S BLOCK 871; LOTS 1, 2, 4-7 IN BLOCK 872; LOTS 1-17 IN BLOCK 3501; LOTS 40-45, 68, 70 IN BLOCK 3502; LOT 2 IN BLOCK 3502; LOTS 57-60 IN BLOCK 3534; LOTS 1, 8, 9, 11-13 IN BLOCK 3535; LOT 1 IN BLOCK 3536; LOTS 1, 5, 6, 7, 13-23, 24A, 91, 109 IN BLOCK 3537; LOTS 7-10 IN BLOCK 3541; LOTS 4-17, 39-41 IN BLOCK 3542; LOTS 1, 3, 3A, 3B, 10-12 IN BLOCK 3543; LOTS 56-60, 62-65, 67, 70-72 IN BLOCK 3544; LOTS 35A, 36-39, IN BLOCK 3558; LOTS 1-3, 9, 12-19 IN BLOCK 3559; LOTS 1, 5-13, 15, 31 IN BLOCK 3560; LOTS 8-15 IN BLOCK 3561; LOTS 1, 3, 4, 6-15, 17 IN BLOCK 3562; LOTS 18, 19, 22, 23, 25-30, 34, 35 IN BLOCK 3563; LOTS 86-93 IN BLOCK 3564.

Mr. Passmore said that the staff recommendation was for disapproval of the proposed reclassification to RC zoning.

Commissioner Bierman, for the same reason as stated on earlier occasions, moved for a two-week continuance. The motion was seconded by Commissioner Nakashima and passed unanimously. 4-22

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CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
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MAR 9 1980

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THURSDAY
MARCH 13, 1980
ROOM 282, CITY HALL
1:00 P.M.

PRESENT: Commissioners Bierman, Boas, Dearman, Nakashima,
Rosenblatt, Sklar and Starbuck.

APPROVAL OF MINUTES

The Minutes of the Regular Meeting of February 14, 1980 were
approved as amended. Vote 6-0

1:00 P.M.

1. Current Matters

A. Director's Report

Approved, unanimously, City Planning Commission Resolution
No. 8526, commending Robert Berner who has resigned from
the Foundation for San Francisco's Architectural Heritage.

Vote 6-0

Absent: Commissioner Dearman

Rai Okamoto, Director of Planning, reported that Art
Gensler had offered to do feasibility study of locating
a City office building on the Department's present site.

B. Commissioners' Questions and Matters

Commissioner Starbuck asked the Department to have Tom
Moore, Executive Director of the West Bay Health Systems
Agency, brief the Commission on medical facility applica-
tion which the HSA would expect to review in 1980. We
would like also an update on Children's Hospital, he said.

Commissioner Starbuck said that the Department should
involve itself in any discussion of expansion of the
Sutter-Stockton Garage. Margaret Brady, Director of the
Parking Authority, assured the Commission that the expan-
sion would not occur.

1:00 P.M. (Cont)

Commissioner Starbuck said that there was a very large site on Pacific Avenue between Grant Avenue and Stockton Street. The Department, he said, should encourage a project sponsor to explore the inclusion of market rate housing into any proposal.

President Rosenblatt asked if the Commission would get the opportunity to comment on the draft Environmental Impact Report for the proposed State Office Building. The Director said that both Department and Commission would have the opportunity to comment.

1:30 P.M.

2. CONSIDERATION OF BUILDINGS FOR INCLUSION ON A LIST OF STRUCTURES OF MERIT.

(Continued from the Regular Meeting of February 21, 1980)

NOTE: A CITY ATTORNEY'S OPINION, REQUESTED BY THE COMMISSION, HAS NOT BEEN RECEIVED. THE COMMISSION WILL CONTINUE THIS MATTER AND TAKE PUBLIC TESTIMONY AT A LATER DATE.

Passed motion to continue to April 10, 1980.
Vote 7-0

3. R79.41A - SALE OF PROPERTY AT THE NORTHEAST CORNER OF BOSWORTH STREET AND BROMPTON AVENUE, LOT 32 IN ASSESSOR'S BLOCK 6744.

Passed motion to report not consistent with Master Plan.
Vote 7-0

4. R79.13 - VACATION OF PORTIONS OF RAMSELL, VICTORIA AND HEAD STREETS, BETWEEN BROTHERHOOD WAY AND ALEMANY BOULEVARD; AND SALE OF PORTIONS OF RAMSELL, VICTORIA AND HEAD STREETS, BETWEEN BROTHERHOOD WAY AND ALEMANY BOULEVARD; AND SALE OF PROPERTIES BOUNDED BY ARCH STREET ON THE WEST, ALEMANY ON THE SOUTH AND BROTHERHOOD WAY AND MID-BLOCK LINE BETWEEN BROTHERHOOD WAY AND ALEMANY BOULEVARD ON THE NORTH; BEING A PORTION OF LOT 15 IN ASSESSOR'S BLOCK 7132, A PORTION OF LOT 41 IN BLOCK 7133, A PORTION OF LOT 32 IN BLOCK 7134, AND LOT 46 IN BLOCK 7135.

Passed motion to report vacation for public open space is in conformity. Sale is not in conformity.
Vote 7-0

1:30 P.M. (Cont)

5. R79.43 - LEASE OF A PORTION OF BURNETT SCHOOL, EASTERN PORTION OF THE BLOCK BOUNDED BY NEWCOMB, LANE, OAKDALE AND MENDELL STREETS, A PORTION OF LOT 1 IN ASSESSOR'S BLOCK 5310.

Passed motion to report no effect on Master Plan.
Vote 7-0

6. R79.24 - ADDITION TO MARINA DISTRICT PARKING FACILITY, PIERCE STREET BETWEEN LOMBARD AND CHESTNUT STREETS, LOTS 9-13 IN ASSESSOR'S BLOCK 490.

Passed motion to report consistency with Master Plan.
Vote 7-0
Voting no: Commissioners Dearman and Starbuck

7. R80.2 - PROPOSED VACATION OF A PORTION OF 24TH AVENUE NORTH OF LAKE STREET, ADJOINING LOT 5 IN ASSESSOR'S BLOCK 1334.

Passed motion to report vacation or sale is not in conformity with Master Plan.
Vote 6-1
Voting no: Commissioner Starbuck

2:00 P.M.

8. PRESENTATION OF PROPOSED CHARTER REVISIONS, BY THE SAN FRANCISCO CHARTER REVISION COMMISSION.

Informational Presentation. No Action taken.

2:30 P.M.

9. CU79.98 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT NORTH SIDE OF FELL STREET 100 FEET EAST OF BAKER STREET, LOT 18 IN ASSESSOR'S BLOCK 1205, FOR SIX DWELLING UNITS ON LOT WITH AREA OF 6,875 SQUARE FEET, WHEN 1,000 SQUARE FEET IS REQUIRED PER UNIT, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
(Continued from the Regular Meeting March 6, 1980)

Approved with Conditions Resolution No. 8527
Vote 7-0

2:30 P.M. (Cont)

10. ZT80.1 - FURTHER CONSIDERATION OF TEXT AMENDMENT INITIATED BY THE CITY PLANNING COMMISSION TO AMEND SECTION 126 OF THE CITY PLANNING CODE, WHICH SECTION NOW PERMITS DEVELOPMENT BONUSES IN THE C-3 ZONING DISTRICTS, SO AS TO PERMIT SUCH BONUSES ONLY FOR HOTEL OR HOUSING PROJECTS SUBJECT TO CONDITIONAL USE AUTHORIZATION BY THE PLANNING COMMISSION; AN AMENDMENT WAS APPROVED ON MARCH 6, 1980 AND AN ADDITION TO THAT AMENDMENT WILL BE CONSIDERED.

(Continued from the Regular Meeting of March 6, 1980)

Approved Resolution No. 8528 Vote 5-2
Voting no: Commissioners Dearman and Starbuck

3:00 P.M.

11. ZM79.37 - 2700 TO 3399 - 24TH STREET, BETWEEN VALENCIA AND POTRERO STREETS, PROPOSAL TO RECLASSIFY THE C-2 (COMMUNITY BUSINESS) DISTRICT TO RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; ON 24TH STREET BETWEEN POTRERO; LOTS 11-17, 19-23, 66 IN ASSESSOR'S BLOCK 3640; LOTS 10C, 14-17, 19-23, 68, 69 IN BLOCK 3641; LOTS 11A, 13-21, 49 IN BLOCK 3642; LOTS 15-19, 37, 38 IN BLOCK 4206; LOTS 14B, 15-20 IN BLOCK 4207; LOTS 17-22 IN BLOCK 4208; LOTS 14-19 IN BLOCK 4209; LOTS 14-20 IN BLOCK 4210; LOTS 14, 16, 17 IN BLOCK 4211; LOT 25 IN BLOCK 4265; LOTS 1, 3, 36 IN BLOCK 4266; LOTS 1, 30-33 IN BLOCK 4267; LOTS 1, 30-32 IN BLOCK 4268; LOTS 15-17, 21, 22-23 IN BLOCK 5369; LOTS 1, 33-37 IN BLOCK 4270; LOTS 23-26 IN BLOCK 6518; LOTS 1, 27-29 IN BLOCK 6518; LOTS 1, 40-45 IN BLOCK 6519; LOTS 1, 40 IN BLOCK 6521; LOTS 1, 40, 41 IN BLOCK 6522.

(Continued from the Regular Meeting of February 28, 1980)

Passed motion asking that the staff return with a resolution of intent to amend the text of the City Planning Code. The amendment would make places of entertainment, including theatres, a permitted use in C-1 and RC-1 zoning districts.

Approved Resolution No. 8529 Vote 6-1
Voting no: Commissioner Nakashima

3:00 P.M. (Cont)

12. ZM79.38 - 3225 TO 3705 SACRAMENTO STREET BETWEEN LYON AND SPRUCE STREETS AND 345-430 PRESEPIO, PROPOSAL TO RECLASSIFY THE C-2 (COMMUNITY BUSINESS) DISTRICT TO AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT TO A SPECIAL USE DISTRICT; LOTS 6-8, 11-17 IN ASSESSOR'S BLOCK 1007; LOTS 4-14 IN BLOCK 1008; LOTS 7-14, 26, 27 IN BLOCK 1009; LOTS 4-8, 12-15, 28, 28A IN BLOCK 1010; LOTS 4-11, 13-16 IN BLOCK 1011; LOT 7 IN BLOCK 1012; LOT 1 IN BLOCK 1017; LOTS 7A, 7B, 8-12, 16-18, 20, 20A IN BLOCK 1018; LOTS 1, 19-31 IN BLOCK 1019; LOTS 1, 19-22, 24, 25, 28, 29, 35 IN BLOCK 1020; LOTS 5, 6A, 9-13, 15-18, 24-27 IN BLOCK 1021; LOTS 18-24 IN BLOCK 1022.
(Continued from the Regular Meeting of February 28, 1980)

Approved Resolution No. 8530 Vote 6-1
Voting no: Commissioner Nakashima

13. ZM79.39 - 1300 TO 1899 HAIGHT STREET BETWEEN CENTRAL AND STANYAN STREETS; PROPOSAL TO RECLASSIFY THE C-2 (COMMUNITY BUSINESS) DISTRICT TO RC-1, RC-2, RC-3 OR RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, LOW, MEDIUM OR HIGH DENSITY) DISTRICT; LOTS 4-7 IN ASSESSOR'S BLOCK 1228; LOTS 7, 8, 10, 11, 13, 14 IN BLOCK 1229; LOTS 8-17 IN BLOCK 1230; LOTS 9-18 IN BLOCK 1231; LOTS 1, 4-7 IN BLOCK 1232; LOTS 10, 12-22 IN BLOCK 1233; LOTS 1, 8, 29-31 IN BLOCK 1243; LOTS 22, 24, 25, 27-30 IN BLOCK 1244; LOTS 1, 23-26, 29-33 IN BLOCK 1245; LOTS 23, 28, 29 IN BLOCK 1246; LOTS 1, 20, 23-25 IN BLOCK 1247; LOTS 1, 19-23 IN BLOCK 1248; LOTS 14-17, 19, 23 IN BLOCK 1249.
(Continued from the Regular Meeting of February 28, 1980)

Approved Resolution No. 8531 Vote 7-0

3:00 P.M. (Cont)

14. ZM79.40 - 400-600 CASTRO STREET BETWEEN 19TH AND MARKET STREETS; 4051-4257 - 18TH STREET BETWEEN DIAMOND AND HARTFORD STREETS, AND 4105-4123 - 19TH STREET BETWEEN CASTRO AND COLLINGWOOD STREETS; PROPOSAL TO RECLASSIFY THE C-2 (COMMUNITY BUSINESS) DISTRICT TO AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT OR TO A SPECIAL USE DISTRICT; LOTS 2-12, 14-16, 33-35 IN ASSESSOR'S BLOCK 2647; LOTS 16-20, 22A, 43, 52 IN BLOCK 2648; LOTS 1, 35-39 IN BLOCK 2694; LOTS 1-16, 35, 36, 41, 42 IN BLOCK 2695; LOT 1 IN BLOCK 2696; LOTS 51-62, 64, 66, 71-76, 85 IN BLOCK 3582; LOTS 1, 56-59, 61-79, 80-88 IN BLOCK 3583.
(Continued from the Regular Meeting of February 28, 1980)

Approved Resolution No. 8532 Vote 7-0

15. CONSIDERATION OF RESOLUTION OF INTENTION TO INITIATE A SPECIAL USE DISTRICT FOR THE AREA DESCRIBED ABOVE (ZM79.40) HAVING DEVELOPMENT STANDARDS AND PROCEDURES FOR REVIEW OF PERMIT APPLICATIONS DESCRIBED IN THE MEMORANDUM TO THE CITY PLANNING COMMISSION FROM RAI Y. OKAMOTO, ENTITLED "NEIGHBORHOOD COMMERCIAL ZONING STUDY" DATED FEBRUARY 14, 1980 FOR CASTRO STREET.
(Continued from the Regular Meeting of February 28, 1980)

Passed motion requesting the staff to return with a resolution amending the policy of Discretionary Review established by the City Planning Commission on September 13, 1979, in Resolution No. 8371 for certain commercial uses in the neighborhood commercial districts proposed for Residential-Commercial or Special Use District Designation.

Approved Resolution No. 8533 Vote 7-0

16. ZM78.12 - 4127-4147 - 19TH STREET, PROPOSAL TO RECLASSIFY THE RH-3 (COMMUNITY BUSINESS) DISTRICT TO AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; LOTS 31, 32, 34 AND 35 IN ASSESSOR'S BLOCK 2696.
(Continued from the Regular Meeting of February 28, 1980)

Disapproved Resolution No. 8534 Vote 7-0

3:00 P.M. (Cont)

17. ZM79.41 - 1800-2399 MARKET STREET BETWEEN CASTRO AND VALENCIA STREETS; 325, 327, 375 CASTRO STREET; 250-292 AND 313-333 NOE STREET; 3600, 3583 AND 3571 - 17TH STREET; 150-212 SANCHEZ STREET; 655, 683, 685, 689, 691, 693 AND 700-749 - 14TH STREET; 200, 214 AND 216 DUBOCE STREET; AND 1, 102-250, 101-271 CHURCH STREET, PROPOSAL TO RECLASSIFY THE C-2 (COMMUNITY BUSINESS) DISTRICT TO AN RC-1, RC-2, RC-3 OR RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, LOW, MEDIUM OR HIGH DENSITY) DISTRICT; LOTS 4-8, 14, 16 IN ASSESSOR'S BLOCK 871; LOTS 1, 2, 4-7 IN BLOCK 872; LOTS 1-17 IN BLOCK 3501; LOTS 40-45, 68, 70 IN BLOCK 3502; LOT 2 IN BLOCK 3502; LOTS 57-60 IN BLOCK 3534; LOTS 1, 8, 9, 11-13 IN BLOCK 3535; LOT 1 IN BLOCK 3536; LOTS 1, 5, 6, 7, 13-23, 24A, 91, 109 IN BLOCK 3537; LOTS 7-10 IN BLOCK 3541; LOTS 4-17, 39-41 IN BLOCK 3542; LOTS 1, 3, 3A, 3B, 1012 IN BLOCK 3543; LOTS 56-60, 62-65, 67, 70-72 IN BLOCK 3544; LOTS 35A, 36-39 IN BLOCK 3558; LOTS 1-3, 9, 12-19 IN BLOCK 3559; LOTS 1, 5-13, 15, 31 IN BLOCK 3560; LOTS 8-15 IN BLOCK 3561; LOTS 1, 3, 4, 6-15, 17 IN BLOCK 3562; LOTS 18, 19, 22, 23, 25-30, 34, 35 IN BLOCK 3563; LOTS 86-93 IN BLOCK 3564.

(Continued from the Regular Meeting of February 28, 1980)

Approved Resolution No. 8535 Vote 5-1
Voting no: Commissioner Nakashima
Absent: Commissioner Dearman

3:00 P.M. (Cont)

18. ZM79.43 - 920 - 1590 VALENCIA STREET BETWEEN 20TH AND ARMY STREETS, PROPOSAL TO RECLASSIFY THE C-2 (COMMUNITY BUSINESS) DISTRICT TO AN RC-1, RC-2, RC-3 OR RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; LOT 1 IN BLOCK 3546; LOTS 5, 7-11, 13, 16-22, 27 IN BLOCK 3547; LOTS 16, 18-20, 25, 27, 29, 57, 58 IN BLOCK 3554; LOTS 1-3, 6-10, 15, 39, 40, 56, 57 IN BLOCK 3555; LOTS 1-15 IN BLOCK 3568; LOTS 38-41, 83 IN BLOCK 3569; LOTS 55-58, 60-62, 78, 79, 81, 83-85, 91 IN BLOCK 3576; LOTS 1, 1A, 2, 4-7, 9-11, 65, 70 IN BLOCK 3577; LOTS 1-10, 12 IN BLOCK 3588; LOTS 75, 82-85, 88, 91, 92, 95-99, 108 IN BLOCK 3589; LOTS 87A, 88-92, 97-103, 112, 113 IN BLOCK 3596; LOTS 1, 3, 6, 8, 9, 11, 12 IN BLOCK 3597; LOTS 2, 7-10, 72, 74 IN BLOCK 3608; LOTS 26-29, 31-39, 41, 42 IN BLOCK 3609; LOTS 12-25, 27, 28 IN BLOCK 3616; LOTS 1, 3-6, 8-12 IN BLOCK 3617; LOTS 1-5, 8-14 IN BLOCK 3635; LOTS 24-32, 34-36 IN BLOCK 3636; LOTS 18, 19 IN BLOCK 3643; LOTS 2-4, 6-9, 18, 20, 21 IN BLOCK 3644; LOTS 1-11 IN BLOCK 6514; LOTS 15-25 IN BLOCK 6515; LOTS 13-18, 21-38 IN BLOCK 6530; LOTS 1, 4-7, 9-14, 16, 17, 29, 30 IN BLOCK 6531; LOTS 29, 33, 34 IN BLOCK 6568; LOTS 9B, 10-13, 35 IN BLOCK 6519.

(Continued from the Regular Meeting of February 28, 1980)

Approved Resolution No. 8536 Vote 5-1
Voting no: Commissioner Nakashima
Absent: Commissioner Dearman

19. 3750-4199 - 24TH STREET, DIAMOND TO CHATTANOOGA STREETS, PRESENTLY AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; LOTS 18, 19, 21, 22 IN ASSESSOR'S BLOCK 3650; LOTS 14-22 IN BLOCK 3651; LOTS 12, 13, 16-18, 44-46 IN BLOCK 3652; LOTS 6-9, 15-17, 19, 41 IN BLOCK 3654; LOTS 8-12, 14, 15, 17-20 IN BLOCK 3656; LOTS 21, 22, 44 IN BLOCK 2830; LOTS 5-21 IN BLOCK 2821; LOTS 1-4 IN BLOCK 6506; LOTS 1, 13A-24, 27-32 IN BLOCK 6507; LOTS 1, 25-40 IN BLOCK 6508; LOTS 1, 2, 20-23, 28, 29, 35-40 IN BLOCK 6509; LOTS 21-23 IN BLOCK 6510.

3:00 P.M. (Cont)

CONSIDERATION OF RESOLUTION OF INTENTION TO INITIATE A SPECIAL USE DISTRICT FOR THE AREA DESCRIBED ABOVE HAVING DEVELOPMENT STANDARDS AND PROCEDURES FOR REVIEW OF PERMIT APPLICATIONS DESCRIBED IN THE MEMORANDUM TO THE CITY PLANNING COMMISSION FROM RAI Y. OKAMOTO, ENTITLED "NEIGHBORHOOD COMMERCIAL ZONING STUDY" DATED FEBRUARY 14, 1980 FOR 24TH STREET - NOE VALLEY.
(Continued from the Regular Meeting of February 28, 1980)

Approved Resolution No. 8537 Vote 6-0
Absent: Commissioner Dearman

Adjournment.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY AND MINUTES
OF THE
REGULAR MEETING
HELD
THURSDAY
MARCH 6, 1980
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

MAR 9 1980

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The San Francisco City Planning Commission met pursuant to notice on Thursday, March 6, 1980, at 1:30 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice President; Susan J. Bierman, Norman Karasick, Eugene Kelleher, Yoshio Nakashima and Charles Starbuck, III, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert W. Passmore, Assistant Director of Planning; Calvin Malone, Planner IV; Wayne Rieke, Planner IV; Alec Bash, Planner IV; Joseph Fitzpatrick, Planner III; Marie Zeller, Planner III; Charles Gill, City Planning Coordinator; Jim Miller, Planner II; Jeremy Kotas, Planner II, and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner. Marshall Kilduff represented the San Francisco Chronicle and Mike Mewhinney represented the San Francisco Progress.

CURRENT MATTERS

A. Director's Report

Rai Y. Okamoto, Director of Planning, reported that there was the possibility that the State Water Quality Board would find it inappropriate to fund design improvements to the Great Highway. This could affect the implementation of your policies and those of the Master Plan, he said.

In response to this, President Rosenblatt asked the Director to compose a strong letter, to the State Board, urging it to carefully consider any withdrawal of funding for design improvements to the Great Highway.

SUMMARY AND MINUTES OF THE REGULAR MEETING

MARCH 6, 1980

In response to the Commission's earlier request, the Director noted that there was, before the Commission, a draft resolution affirming the Commission's view that the City and County of San Francisco should remain within the jurisdiction of the Coastal Act of 1976. With respect to the development of San Francisco's Local Coastal Plan (LCP), Marie Zeller, Planner III, said that conflicts between City policy and Coastal Commission policy could arise in the context of housing.

Commissioner Karasick said that he could support the draft resolution but that he'd want to know what the policy conflicts were if the LCP was not completed.

Commissioner Bierman moved approval of the draft resolution. The motion was seconded by Commissioner Starbuck and passed unanimously as City Planning Commission Resolution No. 8519.

With respect to the Conditional Use authorization for Children's Hospital, the Director asked Wayne Rieke, Planner IV, to describe the status of the project.

Mr. Rieke noted that this report was partially in response to a letter from Sue Hestor wherein Ms. Hestor alleged possible violations of the Conditional Use. With respect to compliance with the conditions of Resolution No. 8370 and the demolition of a wood-frame building near Sacramento and Cherry Streets, Mr. Rieke said that a number of factors made removal of the building, to another site, unfeasible.

Robert W. Passmore, Assistant Director of Planning, amplified Mr. Rieke's comments. With respect to pending permits, he said that the Department believed that all conditions had been met.

Sue Hestor said that demolition of the wood-frame building had always been the intent of the hospital. Retention of the Certificate of Exemption required that action, she said.

Further, Ms. Hestor said that the State Certificate of Exemption meant that a redesigned facility would be "grandfathered" approved. As costs increase, the project will be scaled down. Will the changes be acceptable, she asked.

Commenting on compliance, Tom Moore, Executive Director of the Westbay Health Systems Agency (HSA), said that, as early as August of 1979, there were indications of intent to demolish the wood-frame buildings, that merger discussions with Marshall Hale Hospital had been trivial and that there were no indications of what would constitute a scaled-down facility. Make it a new project subject to new review, he urged.

SUMMARY AND MINUTES OF THE REGULAR MEETING MARCH 6, 1980

Robert Passmore said that the hospital was proposing to reduce sub-surface storage area but that the structures proposed for above-ground would remain unchanged.

J. Rock Tonkel, Administrator of Children's Hospital, said that functional aspects, of the project, had not changed. What's ironic is that we're being criticized for attempting to reduce costs. Original construction cost estimates were made by a licensed architect, and the current rate of inflation could not have been estimated. Design of our structure has not changed, he said.

President Rosenblatt stressed that the Zoning Administrator intended to sign pending permits. If the Commission contemplates no action, discussion of this matter is complete, he said.

Commissioner Bierman said that it seemed to her that the condoning of demolition undercut the HSA.

Robert Passmore noted that the requested City Attorney's opinion on "Structures of Merit" review procedures had not been received. On March 13, we'll recommend a further continuance, he said.

B. Commissioners' Questions and Matters

President Rosenblatt noted that there was a draft resolution before the Commission. It contained the following "Resolved" clause:

"THEREFORE BE IT RESOLVED, That the City Planning Commission endorses the Mayor's proposals for revenue sources relating to financing of City operations for 1980-81 and urges their adoption by the Board of Supervisors."

Commissioner Starbuck moved approval of the draft resolution. The motion was seconded by Commissioner Bierman and passed unanimously as City Planning Commission Resolution No. 8520.

Commissioner Starbuck said that Bell Savings and Loan might wish to proceed with expansion thus displacing Kastl's restaurant at Sacramento Street and Presidio Avenue.

Robert Passmore said that he had spoken to Robert Levy of the Bureau of Building Inspection. The district inspector will attempt to refer building permits to us, and we'll notify Bell of the Commission's and Neighborhood's interest in the matter.

SUMMARY AND MINUTES OF THE REGULAR MEETING

MARCH 6, 1980

CU79.70 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE ON NORTH AND SOUTH SIDES OF FRANCISCO STREET EAST OF GRANT AVENUE, INCLUDING FRONTAGE ON PFEIFFER STREET, LOT 2 IN ASSESSOR'S BLOCK 39 AND LOT 10 AND 12-24 IN ASSESSOR'S BLOCK 55, FOR A PLANNED UNIT DEVELOPMENT FOR 20 DWELLING UNITS REQUIRING EXCEPTIONS TO THE REAR YARD AND USABLE OPEN SPACE PROVISIONS OF THE CITY PLANNING CODE, AND FOR A COMMUNITY GARAGE WITH 40 OFF-STREET PARKING SPACES, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
(Continued from the Regular Meeting of January 3, 1980)

Robert Passmore indicated that environmental evaluation had not been completed and that the recommendation was to continue the matter to April 3rd.

Commissioner Bierman moved approval of the staff recommendation. The motion was seconded by Commissioner Dearman and passed unanimously.

ZT80.1 - CONSIDERATION OF TEXT AMENDMENT INITIATED BY THE CITY PLANNING COMMISSION TO EITHER ELIMINATE SECTION 126 OF THE CITY PLANNING CODE, WHICH SECTION NOW PERMITS DEVELOPMENT BONUSES IN THE C-3 ZONING DISTRICTS, OR TO PERMIT SUCH BONUSES ONLY FOR HOTEL OR HOUSING PROJECTS SUBJECT TO CONDITIONAL USE AUTHORIZATION BY THE PLANNING COMMISSION; THE AMENDMENT WOULD AFFECT ANY PROJECT FOR WHICH EITHER A BUILDING PERMIT APPLICATION OR A PRELIMINARY DRAFT ENVIRONMENTAL IMPACT REPORT HAS NOT BEEN FILED BY JANUARY 3, 1980.

The proposed Subsection (e) which would amend Section 126 of the City Planning Code was described by Charles Gill, City Planning Coordinator.

Commissioner Starbuck asked for the rationale for the exemption of residential and hotel development.

Charles Gill said that a provision for new residential and hotel development would relieve market pressures which have fostered the conversion of existing dwelling units to hotel use.

Robert Passmore said that language could be developed for addition to the proposed Section 126 (e) 4. This language could be used to "grandfather" the Proposed Russ Building Addition and an unknown number of additional projects.

SUMMARY AND MINUTES OF THE REGULAR MEETING

MARCH 6, 1980

Melvin Swig, project sponsor of the proposed Russ Building Addition, referred to a chronology of actions which detailed the extent to which there had been progress toward the development of final plans for the development of his project. Importantly, he said that he had applied for and received demolition permits and that work had begun. Our exclusion seems to be based on the simple fact of not having filed a building permit application, he said. We've relied completely on the Department's staff and were told that we were proceeding "by the numbers", he said.

Melvin Swig continued. He said that he had known of no particular reason to file a building permit application. Our project should be exempted from the proposed control, he said.

Robert Berner, Executive Director of the Foundation for San Francisco's Architectural Heritage, said that Heritage supported the adoption of controls. There should be no exemptions, he said. He cited three reasons for Heritage's opposition to controls: (1) That the purpose of controls is the cessation of activity during an interim period, (2) That Zoning is not a vested property right and (3) That anyone, continuing to plan development in mid-1979, did so with knowledge of possible actions being contemplated legislatively and administratively.

Robert Passmore, referring to Mr. Swig's demolition permits, said that the permits had been issued in error.

Sue Hestor, representing San Franciscans for Reasonable Growth, said that bonuses were needed for housing, preservation and transit. She said, also, that exemptions would nullify the original intent.

Robert Passmore noted that all building permit applications in the C-3 district would nevertheless be subject to Discretionary Review.

President Rosenblatt said that the proposed approach was tailored to provide controls for buildings other than those "grandfathered" and that the approach was possible without an Environmental Impact Report. In terms of Discretionary Review, he said, don't assume that we'll be looking at new development in the same fashion.

Robert Passmore said that the basic criterion, originally, for "grandfathering" was the extent to which a project had become public information and the extent to which it was then exposed to public comment. He said that, if it was the Commission's pleasure to "grandfather" the Russ Addition, then the following criterion could be used:

SUMMARY AND MINUTES OF THE REGULAR MEETING

MARCH 6, 1980

- 1) Developer informed Department of City Planning in writing by March 3, 1979 of intent to develop by filing schematic or preliminary plans and requesting Department of City Planning review. Followed thereafter with diligent efforts leading to the future filing for a building permit, including but not necessarily limited to:
 - a) Continued discussion between developer, architects and Department of City Planning of development guidelines and/or critique of proposed building designs.
 - b) Contracting for preparation of an Environmental Impact Report.
 - c) Professional preparation of technical data for environmental evaluation.
 - d) Professional preparation plans necessary for obtaining a building permit."

With respect to the demolition permits, Mr. Passmore said that there had been no environmental evaluation application filed and that therefore the staff had no idea of the consequences of the demolition permits being sought. We don't know how many other projects could fall into the Russ category and would recommend against further "grandfathering", he said.

Steven Swig said that the demolition permits were issued legally and that demolition permits, as the criterion, would admit additionally only the Russ Tower.

Responding to Commissioner Rosenblatt, Mr. Gill said that Department records could be searched to determine the number of possible other buildings which would fall into the Russ Addition category.

Robert Passmore said that there would continue to be "other" projects if the "grandfathering" was not stopped.

Commissioner Karasick, saying that he was confused by possible impacts from the "grandfathering" of an additional project, moved that this matter be continued for two weeks. This would give the staff time to assess the number of projects which would be affected by the "grandfathering" of the proposed Russ Tower. The motion was seconded by Commissioner Nakashima.

SUMMARY AND MINUTES OF THE REGULAR MEETING

MARCH 6, 1980

As a substitute motion, Commissioner Starbuck moved approval of the basic text amendment related to Section 126 of the City Planning Code. Further, he moved that the public hearing remain open and that the proposed text amendment, which would have the effect of "grandfathering" the additional building, be continued for one week. The substitute motion was seconded by Commissioner Bierman and passed unanimously.

With respect to Item No. 8 (CU79.112), a request for authorization of Conditional Use at 300 Laguna Street, Robert Passmore said that the staff recommended continuance to April 3, 1980.

In the absence of objection, Commissioner Bierman moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima and passed unanimously.

CU79.110 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1221-29 FULTON STREET, SOUTHWEST CORNER AT SCOTT STREET, LOT 1 IN ASSESSOR'S BLOCK 1181, FOR ADDITION OF A SIXTH AND SEVENTH DWELLING UNIT ON LOT WITH AREA OF 13,406 SQUARE FEET, WHEN 1,000 SQUARE FEET IS REQUIRED PER UNIT, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

In the absence of opposition, the Commission agreed to waive a presentation of the case report. Joseph Fitzpatrick, Planner III, said that the staff recommendation was for approval with conditions. He noted that there was a draft resolution before the Commission.

After reviewing the draft resolution, Wayne Corn, the applicant, asked that reference, in Condition No. 3, to 1201 Fulton Street be deleted. This will give me more design flexibility, he said.

Commissioner Bierman moved approval of the draft resolution with deletion of the reference to 1201 Fulton Street. The motion was seconded by Commissioner Karasick and passed unanimously as City Planning Commission Resolution No. 8522.

SUMMARY AND MINUTES OF THE REGULAR MEETING

MARCH 6, 1980

CU79.98 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT NORTH SIDE OF FELL STREET 100 FEET EAST OF BAKER STREET, LOT 18 IN ASSESSOR'S BLOCK 1205; FOR SIX DWELLING UNITS ON LOT WITH AREA OF 6,875 SQUARE FEET, WHEN 1,000 SQUARE FEET IS REQUIRED PER UNIT, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

The Commission's case report was summarized by Robert W. Passmore, Assistant Director of Planning. Mr. Passmore said that the staff recommendation was for approval with conditions.

Fred Reed, owner of adjacent property, said that residents of the area were making great efforts to upgrade their victorians. Mr. Reed said that there should be general design compatibility and that the building's setback should conform to existing setbacks.

Mr. Passmore said that he would now recommend a continuance. We will look at the project in terms of our residential design guidelines and we'll verify existing setbacks, he said.

Commissioner Dearman moved a one-week continuance. The motion was seconded by Commissioner Bierman and passed unanimously.

CU79.102 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 901 BALBOA STREET, SOUTHWEST CORNER AT 10TH AVENUE, LOT 1 IN ASSESSOR'S BLOCK 1634, FOR LEGALIZATION OF ELEMENTARY SCHOOL FOR 35 STUDENTS, IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

A case report was summarized by Joe Fitzpatrick. The staff recommendation, he said, is for approval with conditions.

On a field trip, the Commission had viewed the site earlier in the day.

In the absence of testimony, Commissioner Bierman moved approval of the staff recommendation. The motion was seconded by Commissioner Dearman and passed unanimously as City Planning Commission Resolution No. 8523.

CU79.108 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1050 KIRKHAM STREET, NORTHWEST CORNER AT 16TH AVENUE, LOT 7 IN ASSESSOR'S BLOCK 1839, FOR EXPANSION OF CHILDCARE FACILITY FROM 10 TO 22 CHILDREN, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

The case report was summarized by Jim Miller, Planner II. Mr. Miller said that the staff recommendation was for approval with conditions.

SUMMARY AND MINUTES OF THE REGULAR MEETING

MARCH 6, 1980

Mariam Curpes, President of the Infant Development Center of San Francisco, said that the school's goal was quality care and that demand existed for the school's services.

JoAnn Luberman, of the Mayor's Office of Child Care, urged approval.

Marvin Ranson, Linda Urkland, Wendy Katzman and Dennis Stern, parents of students of the school, urged approval.

Raymond Farley, J. Fountain, Roberta Hawkins and Thomas Yee, residents of the area, based objection to the project on possible traffic congestion and noise. They urged disapproval.

Leslie Anaster, the school's director, said that every effort would be made to make the school as compatible with the neighborhood as possible.

Robert Passmore, Assistant Director of Planning, said that the staff recommendation was for approval with conditions. We think that the site is ideal, he said.

Commissioner Dearman moved approval of the staff recommendation. The motion was seconded by Commissioner Bierman and passed unanimously as City Planning Commission Resolution No. 8524.

CU79.105 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 348 CHURCH STREET, WEST SIDE BETWEEN 15TH AND 16TH STREETS, LOT 5 IN ASSESSOR'S BLOCK 3558, TO REMOVE MAY 2, 1980 TERMINATION DATE FROM A NON-CONFORMING USE RUG-CLEANING PLANT, IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

A case report was summarized by Jim Miller, Planner II. Mr. Miller said that this site had been identified as a housing opportunity site and that the staff recommendation was for disapproval.

Robert Hampton, the applicant, said that his was one of only three plants in San Francisco. Physical plant requirements make it very difficult to move this type of facility, he said.

Thomas Mayer, representing the 16th Street Operation Upgrade, said that he supported the applicant.

Eileen McAdam said that she supported the use and hoped that it be allowed to remain.

SUMMARY AND MINUTES OF THE REGULAR MEETING

MARCH 6, 1980

James Keeper urged approval.

A motion by Commissioner Dearman for a five (5) year extension failed. A motion by Commissioner Bierman for a three (3) year extension was seconded by Commissioner Starbuck and passed by a vote of 6-1 as City Planning Commission Resolution No. 8525. Voting no: Commissioner Rosenblatt.

R80.1 - LEASE OF PROPERTY AT 3151 - 23RD STREET, SOUTHWEST CORNER AT SHOTWELL STREET, LOT 40 IN ASSESSOR'S BLOCK 3641, BY MISSION MENTAL HEALTH CLINIC
(Continued from the Regular Meeting of February 21, 1980)

Alec Bash, Planner IV, said that the staff was prepared to recommend that the Director be permitted to report that the matter was in conformity with the Master Plan, subject to the condition that street trees be provided.

Ralph Payne, representing the Mission Planning Council, said that the building should remain in residential use and that he opposed the project.

Merna Melendez said that she opposed the loss of a residential unit.

Carmen Carreno, Director of Mission Mental Health Services, said that 60 to 65 percent of the clinic's clients would come from the Inner Mission. She said that services were geared for children not adolescents. Further, she said that LA RAZA Central Legal had withdrawn its opposition.

Eddie Baca, representing Mission Mental Health Community Advisory Board, urged approval.

Elizabeth Anello, a Mission district resident and Lillian Cortez urged approval. Ms. Anello said that it was the best alternative for children.

Commissioner Nakashima moved approval of the staff recommendation. The motion was seconded by Commissioner Dearman and passed unanimously.

SUMMARY AND MINUTES OF THE REGULAR MEETING

MARCH 6, 1980

CU79.69 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 340-70 GUERRERO STREET, WEST SIDE, INCLUDING FRONTAGE ON 15TH AND 16TH STREETS, WITHIN BLOCK ALSO BOUNDED BY DOLORES STREET (FORMERLY FOREMOST-MCKESSON PLANT), LOTS 10, 24 AND 56 IN ASSESSOR'S BLOCK 3556, FOR A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 141 DWELLING UNITS, 2 RETAIL SHOPS, AND 141 PARKING SPACES, REQUIRING EXCEPTIONS TO FRONT SETBACKS, REAR YARDS AND PARKING IN REAR YARDS, IN A C-2 (COMMUNITY BUSINESS) AND RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

A case report and the Negative Declaration were summarized by Jeremy Kotas, Planner II.

A. K. Strotz, an architect, represented the project sponsors.

Ralph Payne, representing the Mission Planning Council, said that he supported the developer's proposals.

Robert Fries and Eileen McAdam, residents of the neighborhood, urged approval of the project.

Mrs. Love, a Guerrero Street property owner, said that the area immediately surrounding her property was not low income. She asked if the amount of parking being proposed was sufficient.

Bob Segal and Michael Gerber, representing the 16th Street Operation Upgrade, said that, as proposed, the project would not serve the needs of residents of the area. They urged a reduction in the number of proposed studio units and an increase in the number of low and moderate income units.

Nick Jarrett, a Dolores Street resident, and Richard Soarez, a 16th Street resident, said that increased density was not needed in the area. Mr. Jarrett said that exposed parking should be screened.

At the conclusion of public testimony, Robert W. Passmore, Assistant Director of Planning, said that the staff recommendation was for approval with conditions to correct staff perceived deficiencies in the proposal. Mr. Passmore said that the Planned Unit Development (PUD) process provided development bonuses and that these, in theory, should result in a better project. Continuing, Mr. Passmore said that the project was deficient in the

SUMMARY AND MINUTES OF THE REGULAR MEETING

MARCH 6, 1980

following areas: (1) The absence of open space at the residential level, (2) The inclusion of non-screened off-street parking, (3) The location of building facades on the interior of the block and (4) The relatively small number of family units. With three frontages, there is a unique opportunity to provide for a good mix of units, he said.

At approximately 7:45 p.m., Commissioner Dearman left the meeting.

Responding to Mr. Passmore, Mr. Strotz, the project architect, said that screened, subsurface parking, building configuration and unit mix were functions of cost.

After further discussion, it became clear that the matter could be served by a continuance. Commissioner Karasick moved that the matter be continued to April 10, 1980. The motion was seconded by Commissioner Nakashima and passed unanimously. Absent: Commissioner Dearman.

Adjournment: 8:20 p.m.

Respectfully submitted,

Lee Woods, Jr.
Administrative Secretary
City Planning Commission

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY AND MINUTES
OF THE
REGULAR MEETING
HELD
THURSDAY
MARCH 20, 1980
ROOM 282, CITY HALL
1:00 P.M.

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The San Francisco City Planning Commission met pursuant to notice on Thursday, March 20, 1980, at 1:00 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice President; Susan J. Bierman, Norman Karasick, Eugene Kelleher, Yoshio Nakashima and Charles Starbuck, III, members of the City Planning Commission.

ABSENT: None

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Milton R. Edelin, Deputy Director of Planning; Robert W. Passmore, Assistant Director of Planning; George A. Williams, Assistant Director of Planning; Alec Bash, Planner IV; Marie Zeller, Planner III; Gerald Owyang, Planner II; Al McCary, Assistant to the Director and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner.

CURRENT MATTERS

A. Director's Report

The Director reported that the text of the budget and explanations had been submitted to the Mayor's Office. For the moment, our required submission is complete, he said. Milton Edelin, Deputy Director of Planning, said that in April the staff would return to the Commission with a supplemental request based on new departmental fees.

SUMMARY AND MINUTES OF THE REGULAR MEETING

MARCH 20, 1980

B. Commissioners' Questions and Matters

With respect to proposed Charter revisions, President Rosenblatt said written staff comments on proposed revisions should include a restatement of Commission views expressed at an earlier meeting.

President Rosenblatt asked for a status report on the Department's efforts in securing funding for the Downtown Conservation and Development Study.

Director's Report Continued

With respect to a draft resolution amending the Commission's policy of Discretionary Review in C-1 and C-2 districts, Robert Passmore, Assistant Director of Planning, said that a draft had not been prepared and that the matter should be postponed. There was no comment from the Commission.

With respect to the increase of Landmarks Preservation Advisory Board fees, Mr. Passmore said that there was before the Commission a draft resolution. It indicates your intent to hold a public hearing on Code amendments to determine whether their enactment should be recommended to the Board of Supervisors.

Commissioner Dearman moved approval of the draft resolution. The motion was seconded by Commissioner Bierman and passed unanimously as City Planning Commission Resolution No. 8538.

Rai Okamoto, Director of Planning, introduced Marie Zeller, Planner III. Ms. Zeller discussed the Director's memo, of March 17th, which related to housing in the San Francisco Coastal Zone. Ms. Zeller said that the basic issue was the consistency of Coastal Commission and local policy in terms of the retention or protection of low and moderate income housing. She concluded her presentation saying that the issue was not a simple one and that the staffs of both Commissions were exploring a number of policy approaches.

Ellen Johnck represented the Coastal Commission, and Steve Scholl represented the staff of the Coastal Commission.

The Commission took no action on this matter.

SUMMARY AND MINUTES OF THE REGULAR MEETING

MARCH 20, 1980

CONSIDERATION OF A RESOLUTION ENDORSING THE DOCUMENT ON PUBLIC LANDS, INCLUDING GOLDEN GATE PARK, THE ZOO, LAKE MERCED AND FEDERAL LANDS, AS PART OF THE LOCAL COASTAL PROGRAM, PURSUANT TO THE COASTAL ACT OF 1976. THIS DOCUMENT COMPARES LOCAL POLICIES TO COASTAL POLICIES.

Marie Zeller, Planner III, described the document before the Commission as a straightforward comparison of Coastal Commission policies and local policies.

Doug Nadeau, representing the Golden Gate National Recreation Area (GGNRA), said that Coastal Commission policies were consistent with GGNRA and local policies.

Barbara Brown, representing the San Francisco Municipal Railway, said that Coastal Commission policy was consistent with the Muni's five-year plan.

John Buckwald read a prepared statement describing the ecology of the area.

Noting that there had been insufficient notice of the item, the Director said that the staff recommendation was that the matter be continued for one week.

Commissioner Bierman moved that the matter be continued for one week. The motion was seconded by Commissioner Karasick and passed unanimously.

EE79.57 - PUBLIC HEARING ON DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED DAON BUILDING AT THE SOUTHEAST CORNER OF BATTERY AND SACRAMENTO STREETS; 25-STORY, 351-FOOT OFFICE TOWER, WITH 289,000 GROSS SQUARE FEET INCLUDING 239,000 NET SQUARE FEET OF OFFICE SPACE, 4,500 NET SQUARE FEET FOR GROUND FLOOR SAVINGS AND LOAN OFFICE AND 3,800 NET SQUARE FEET FOR RETAIL SPACE; NO PARKING; AFTER DEMOLITION OF THREE BUILDINGS ON SITE.

The content of the draft Environmental Impact Report (EIR) was summarized by Gerald Owyang, Planner II.

SUMMARY AND MINUTES OF THE REGULAR MEETING

MARCH 20, 1980

Carl Imparato, representing San Franciscans for Reasonable Growth, David Jones and John Elberling, representing San Francisco Tomorrow, testified on the completeness of the draft EIR.

After a period during which the Commissioners commented on the draft EIR, Commissioner Bierman moved that the public hearing be closed. The motion was seconded by Commissioner Nakashima and passed unanimously.

Note: A Certified Court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Robert Passmore, Assistant Director of Planning, said that a certification hearing might be scheduled for May 22nd.

LR80.4 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 7907774, 7907775, 7907776 TO BUILD THREE DUPLEXES ON THREE UPHILL SLOPING LOTS, EACH UNIT HAVING ROOMS ON MORE THAN ONE LEVEL, IN AN RH-3 (HOUSE, THREE-FAMILY) AND 40-X HEIGHT AND BULK DISTRICT AT 575-579 - 27TH STREET NEAR CASTRO; LOTS 34, 35 AND 36 IN ASSESSOR'S BLOCK 6590.

Robert Passmore, Assistant Director of Planning, said that Keith Eichman, a resident at 1907 Castro Street, had requested Discretionary Review. He discussed the case report and said that, on the basis of a potential for view blockage, the staff recommended Discretionary Review.

Angelo Sangiacomo, the project sponsor, said that the City had held his plans since August of 1979. My new plans eliminate the possibility of illegal conversions, and I urge your approval, he said.

Commissioner Bierman moved approval of the staff recommendation for Discretionary Review. The motion was seconded by Commissioner Starbuck and passed unanimously.

SUMMARY AND MINUTES OF THE REGULAR MEETING

MARCH 20, 1980

DR80.4 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 7907774, 7907775, 7907776 TO BUILD THREE DUPLEXES ON THREE UPHILL SLOPING LOTS, EACH UNIT HAVING ROOMS ON MORE THAN ONE LEVEL, IN AN RH-3 (HOUSE, THREE-FAMILY) AND 40-X HEIGHT AND BULK DISTRICT AT 575-579 - 27TH STREET NEAR CASTRO; LOTS 34, 35 AND 36 IN ASSESSOR'S BLOCK 6590.

Keith Eichman testified that the possibility, of design which would lend itself to the creation of illegal units and proposed building heights which could result in view blockage and the loss of sunlight, had led him to request Discretionary Review.

Donald Disler, an attorney, represented Mrs. Budaeff, the owner of a building at 570 Duncan Street. Mr. Disler said that the proposed structure would be 60 to 70 feet in height from 27th Street. It will block views, he said. Also, he said that parking availability would be severely affected.

Baibara Francisco, a resident at 526 Duncan Street, said that one possible solution to the problem of view blockage was the provision of three additional units in exchange for reduced building height.

Roy Tisell, a resident owner in the neighborhood, said that, if approved, the project would result in the loss of views from his two units.

Lena Eichman, a resident at 1907 Castro Street, testified that proposed building height would deprive adjacent residences of sunlight.

Robert Passmore said that view blockage, from proposed public open space and private residences, had not been analyzed by the staff.

President Rosenblatt suggested a continuance to provide time for staff analysis of the view blockage issue. Commissioner Karasick moved that the matter be continued to April 10, 1980. The motion was seconded by Commissioner Nakashima and passed unanimously.

SUMMARY AND MINUTES OF THE REGULAR MEETING

MARCH 20, 1980

RS80.1 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT
2945 PACIFIC AVENUE, SOUTH SIDE BETWEEN BRODERICK
AND BAKER STREETS, LOT 25 IN ASSESSOR'S BLOCK
976, FOR 12-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Alec Bash, Planner IV, noted that background information, for each of the proposed conversions to be discussed, was contained in a memorandum dated March 17, 1980, from Rai Okamoto to the City Planning Commission. He said that for this application, the staff recommendation was for approval with conditions.

Based on staff estimates of monthly costs for condominium purchase, Commissioner Bierman noted that a unit, renting for \$575 monthly, selling for \$160,000, at 18% interest and requiring a 20% down payment, would require a monthly payment of approximately \$1,200.

Responding to Commissioner Karasick, Mr. Bash said that, in the event that a subdivider could not obtain the "in lieu" payment, the City could initiate an enforcement action to recover the payment.

Commissioner Dearman said that she was not convinced of the City's ability to complete such an enforcement action.

Steve Whitmore, Bill Stewart and Judy Dyer, tenants of the building, urged the Commission to approve the application.

Commissioner Bierman said that all new construction seem to be condominium. She said that sales prices seemed to have jumped 46% since July, and that there were many San Francisco residents with a right to live here but without the money to buy.

Commissioner Nakashima moved approval of the staff recommendation. The motion was seconded by Commissioner Karasick and passed by a vote of 4-3 as City Planning Commission Resolution No. 8539. Voting yes: Commissioners Karasick, Kelleher, Nakashima and Rosenblatt. Voting no: Commissioners Bierman, Dearman and Starbuck.

SUMMARY AND MINUTES OF THE REGULAR MEETING

MARCH 20, 1980

RS80.7 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT
2200 PACIFIC AVENUE, NORTHWEST CORNER AT BUCHANAN
STREET, LOT 20 IN ASSESSOR'S BLOCK 580, FOR
65-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Alec Bash, Planner IV, said that the applicant had requested a continuance. He said that the staff recommendation was to continue the matter to April 10, 1980.

Commissioner Dearman moved that the matter be continued to April 10th. The motion was seconded by Commissioner Nakashima and passed unanimously.

RS80.23 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT
2230 PACIFIC AVENUE, NORTH SIDE BETWEEN BUCHANAN
AND WEBSTER STREETS, LOT 7 IN ASSESSOR'S BLOCK
580, FOR 12-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Describing this application, Alec Bash, Planner IV, said that the staff believed that the Manager's apartment was a part of the low and moderate income housing stock. The staff recommendation is for approval with conditions, he said.

R. W. Shea, representing the applicant, said that the conversion provided ownership opportunity, increased tax revenue to the City and significant tax advantages to the purchaser of a converted unit.

Commissioner Nakashima moved approval of the staff recommendation. The motion was seconded by Commissioner Karasick and passed by a vote of 4-3 as City Planning Commission Resolution No. 8540. Voting yes: Commissioners Karasick, Kelleher, Nakashima and Rosenblatt. Voting no: Commissioners Bierman, Dearman and Starbuck.

RS80.36 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT
3129-49 - 22ND STREET AND 701-01A CAPP STREET,
SOUTHEAST CORNER, LOT 63 IN ASSESSOR'S BLOCK 3637,
FOR 9-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Alec Bash, Planner IV, said that all units were vacant due to efforts of the previous owner to renovate the building. There are no present rental levels. Renovation was not completed, he said.

SUMMARY AND MINUTES OF THE REGULAR MEETING

MARCH 20, 1980

The present subdivider, Mr. Bash continued, asserts that renovation cannot be completed if it is required that units sell at moderate income prices. The staff recommendation, he said, is to find that the units are within the moderate income housing stock, and sales prices would reflect that fact.

Miss McBride, a neighborhood resident, said that she hoped for any improvement to the neighborhood.

Bernard Acquafredda, a neighborhood resident, said that the building, as it existed, was a Police, fire and health hazard. It's "gone down" since 1978, he said.

Melanie Pozez, the subdivider, said that the building had not been occupied for two years and that it had been vandalized over this period. With moderate income sales prices, I cannot complete renovation, she stressed.

Commissioner Dearman moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8541.

Responding to a question from Commissioner Karasick, Robert Passmore, Assistant Director of Planning, said that the City Attorney had advised the Department, where existing rental levels were not available, to look at comparable units in the neighborhood in estimating the appropriate rental level for a unit. In this instance, our results were divided and we think that our recommendation, to find that there are moderate income units, should hold.

Tom Taylor, a real estate agent speaking on behalf of Ms. Pozez, said that moderate income sales prices could not generate the amount of revenue required to complete the renovation of the building.

A suggestion, by Commissioner Karasick, that the staff might look more closely at the building to determine if there might not be some mix of moderate income and above moderate income units.

The applicant expressed no interest in this suggestion.

SUMMARY AND MINUTES OF THE REGULAR MEETING

MARCH 20, 1980

RS80.44 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT
1800-08 LEAVENWORTH STREET, NORTHEAST CORNER AT
VALLEJO STREET, LOT 20 IN ASSESSOR'S BLOCK 126,
FOR 5-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Alec Bash, Planner IV, noted that there was 100% tenant intent to purchase. Also, he noted that one unit had been found to be a part of the moderate income housing stock. The staff recommendation, he said, is for approval with conditions, including the finding of one moderate income unit.

At approximately 7:10 Commissioner Dearman left the meeting.

Russ Kaplan, an attorney, represented the applicant.

Commissioner Karasick moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima and passed by a vote of 4-2 as City Planning Commission Resolution No. 8542. Voting yes: Commissioners Karasick, Kelleher, Nakashima and Rosenblatt. Voting no: Commissioners Bierman and Starbuck. Absent: Commissioner Dearman.

Adjournment: 7:30 p.m.

Respectfully submitted,

Lee Woods
Administrative Secretary
City Planning Commission

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SAN FRANCISCO
CITY PLANNING COMMISSION
MINUTES
OF THE
REGULAR MEETING
HELD
THURSDAY
MARCH 13, 1980
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUN 23 1980

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The San Francisco City Planning Commission met pursuant to notice on Thursday, March 13, 1980, at 1:30 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice President; Susan J. Bierman, Norman Karasick, Eugene Kelleher, Yoshio Nakashima and Charles Starbuck III, members of the City Planning Commission.

ABSENT: None

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert W. Passmore, Assistant Director of Planning; George A. Williams, Assistant Director of Planning; Charles Gill, City Planning Coordinator; Joe Fitzpatrick, Planner III; Robin Jones, Planner II; Patrice Fambrini, Planner II and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner. Mike Mewhinney represented the San Francisco Progress.

APPROVAL OF MINUTES

The minutes of the Regular Meeting of February 14, 1980 were approved as amended.

CURRENT MATTERS

A. Director's Report

Approved, unanimously, City Planning Commission Resolution No. 8526, commending Robert Berner who has resigned from the Foundation for San Francisco's Architectural Heritage.

Rai Y. Okamoto, Director of Planning, reported that Art Gensler had offered to do feasibility study of locating a City office building on the Department's present site.

B. Commissioners' Questions and Matters

Commissioner Starbuck asked the Department to have Tom Moore, Executive Director of the West Bay Health Systems Agency, brief the Commission on medical facility applications which the HSA would expect to review in 1980. We would like also an update on Children's Hospital, he said.

Commissioner Starbuck said that the Department should involve itself in any discussion of expansion of the Sutter-Stockton Garage. Margaret Brady, Director of the Parking Authority, assured the Commission that the expansion would not occur.

Commissioner Starbuck said that there was a very large site on Pacific Avenue between Grant Avenue and Stockton Street. The Department, he said, should encourage a project sponsor to explore the inclusion of market rate housing into any proposal.

President Rosenblatt asked if the Commission would get the opportunity to comment on the draft Environmental Impact Report for the proposed State Office building. The Director said that both Department and Commission would have the opportunity to comment.

CONSIDERATION OF BUILDINGS FOR INCLUSION ON A LIST OF STRUCTURES OF MERIT.

(Continued from the Regular Meeting of February 21, 1980)

Robert Passmore said that the City Attorney's opinion still had not been received. He recommended that the matter be continued to April 10, 1980.

Commissioner Dearman moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima and passed unanimously.

R79.41A - SALE OF PROPERTY AT THE NORTHEAST CORNER OF BOSWORTH STREET AND BROMPTON AVENUE, LOT 12 IN ASSESSOR'S BLOCK 6744.

Joe Fitzpatrick, Planner III, discussed the Director's memorandum dated March 10, 1980. He said that the staff recommendation was to find the matter not in conformity with the Master Plan and further that jurisdiction should be transferred to the Recreation and Park Department.

Commissioner Dearman moved approval of the staff recommendation. The motion was seconded by Commissioner Bierman and passed unanimously.

R79.13 - VACATION OF PORTIONS OF RAMSELL, VICTORIA AND HEAD STREETS, BETWEEN BROTHERHOOD WAY AND ALEMANY BOULEVARD; AND SALE OF PORTIONS OF RAMSELL, VICTORIA AND HEAD STREETS, BETWEEN BROTHERHOOD WAY AND ALEMANY BOULEVARD; AND SALE OF PROPERTIES BOUNDED BY ARCH STREET ON THE WEST, ALEMANY ON THE SOUTH AND BROTHERHOOD WAY AND MID-BLOCK LINE BETWEEN BROTHERHOOD WAY AND ALEMANY BOULEVARD ON THE NORTH; BEING A PORTION OF LOT 15 IN ASSESSOR'S BLOCK 7132, A PORTION OF LOT 41 IN BLOCK 7133, A PORTION OF LOT 32 IN BLOCK 7134, AND LOT 46 IN BLOCK 7135.

Joe Fitzpatrick, Planner III, summarized the Director's memorandum of March 10, 1980. He said that the staff recommendation was to find that the sale of the subject land was not in conformity with the Master Plan. Vacation for public open space, he said, is in conformity with the Master Plan.

Commissioner Bierman moved approval of the staff recommendation. The motion was seconded by Commissioner Dearman and passed unanimously.

R79.43 - LEASE OF A PORTION OF BURNETT SCHOOL, EASTERN PORTION OF THE BLOCK BOUNDED BY NEWCOMB, LANE, OAKDALE AND MENDELL STREETS, A PORTION OF LOT 1 IN ASSESSOR'S BLOCK 5310.

Again, the Director's memorandum of March 10, 1980 was summarized by Mr. Fitzpatrick. The staff recommendation is to find that a five years lease does not affect the Master Plan.

Jim Wilson, representing the San Francisco Redevelopment Agency (SFRA) said that the desired space would be renovated in such a way as to require minimal expense at that point at which educational use was to be reinserted into the building.

Commissioner Dearman moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima.

President Rosenblatt said that this situation paralleled the Hetch Hetchy lease of Patrick Henry School and that he had the same concerns. My question, he said, relates to impacts in terms of the number of employees and traffic generated.

Mr. Wilson said that a survey indicated that approximately 28 autos would be brought on to the site and that the SFRA would encourage vigorously and support transit alternatives to the private auto.

The motion passed unanimously.

R79.24 - ADDITION TO MARINA DISTRICT PARKING FACILITY,
PIERCE STREET BETWEEN LOMBARD AND CHESTNUT STREETS,
LOTS 9-13 IN ASSESSOR'S BLOCK 490.

Mr. Fitzpatrick noted that the Director's memorandum of March 10, 1980 was before the Commission and that its recommendation was for a finding of conformity with the Master Plan.

Norman Rolph said that the area was already congested and that the facility would attract autos in excess of capacity.

Margaret Brady, Director of the Parking Authority, said that the needs analysis, for the facility, had been based upon a 1975 survey.

Commissioner Dearman said that, as gasoline prices increased, there should be less public investment in parking.

Commissioner Nakashima moved approval of the staff recommendation. The motion was seconded by Commissioner Bierman and passed by a vote of 5-2. Commissioners Dearman and Starbuck voted "no".

Commissioner Starbuck said that the proposal was not consistent with the City's Transit First policy, that the 1975 survey was outdated and that this was not a wise use of resources.

In defense of her vote, Commissioner Bierman said that the neighborhood had real parking problems especially in the evening.

R80.2 - PROPOSED VACATION OF A PORTION OF 24TH AVENUE
NORTH OF LAKE STREET, ADJOINING LOT 5 IN ASSESSOR'S
BLOCK 1334.

Mr. Fitzpatrick summarized the Director's memorandum of March 10, 1980. He said that the Urban Design Element of the Master Plan called for a strong presumption against the "giving up" of street areas for private ownership.

The staff recommendation, he said, is to find that vacation and sale of the subject property is not in conformity with the Master Plan. Further, we recommend that a revocable encroachment permit does not affect the Master Plan.

As a potential source of revenues for the City, Commissioner Starbuck asked if sale and vacation were not more appropriate.

Tim Tosta, an Attorney representing the applicant, said that, if the vacation were approved, the applicant would provide for a perpetual easement for pedestrian traffic. For a condominium conversion proposal, we prefer clear fee title to the property, he said.

Commissioner Starbuck moved approval of the proposed street vacation.

As a substitute motion, Commissioner Bierman moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima and passed by a vote of 6-1. Commissioner Starbuck voted no.

PRESENTATION OF PROPOSED CHARTER REVISIONS, BY THE
SAN FRANCISCO CHARTER REVISION COMMISSION.

After a brief presentation, Rodney Johnson, member of the Charter Revision Commission, said that it had not been the Commission's intent to make major or structural changes in the power or structure of the Commission. He said that an intent had been to isolate some departments from the influence of the Mayor and Board of Supervisors.

President Rosenblatt said that the Department would undertake an analysis of the proposed revisions and that the Commission would subsequently review the Department's analysis. We will provide you with a written submission, he said.

The Commission took no further action.

CU79.98 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT NORTH SIDE OF FELL STREET 100 FEET EAST OF BAKER STREET, LOT 18 IN ASSESSOR'S BLOCK 1205, FOR SIX DWELLING UNITS ON LOT WITH AREA OF 6,875 SQUARE FEET, WHEN 1,000 SQUARE FEET IS REQUIRED PER UNIT, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
(Continued from the Regular Meeting of March 6, 1980)

Mr. Passmore noted that in subsequent meetings, conditions had been reviewed and found acceptable by everyone. We recommended approval, he said.

Commissioner Dearman moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8527.

ZT80.1 - FURTHER CONSIDERATION OF TEXT AMENDMENT INITIATED BY THE CITY PLANNING COMMISSION TO AMEND SECTION 126 OF THE CITY PLANNING CODE, WHICH SECTION NOW PERMITS DEVELOPMENT BONUSES IN THE C-3 ZONING DISTRICTS, SO AS TO PERMIT SUCH BONUSES ONLY FOR HOTEL OR HOUSING PROJECTS SUBJECT TO CONDITIONAL USE AUTHORIZATION BY THE PLANNING COMMISSION; AN AMENDMENT WAS APPROVED ON MARCH 6, 1980 AND AN ADDITION TO THAT AMENDMENT WILL BE CONSIDERED. (Continued from the Regular Meeting of March 6, 1980)

Charles Gill, City Planning Coordinator, noted that the hearing had been held open, at the request of a project sponsor, to consider a further amendment to the proposed text change. Mr. Gill said that the Department's files had been researched and that the staff concluded that the project was unique. The staff recommends an additional amendment exempting development projects where a developer had first notified the Department by March 3, 1979 of intent to develop and had thereafter diligently proceeded to obtain a building permit.

Responding to Commissioner Bierman, Mr. Gill said the project sponsor, requesting the additional amendment, had undertaken efforts in excess of those undertaken by sponsors who had acquired building permit applications.

Commissioner Kelleher moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima and passed by a vote of 5-2 as City Planning Commission Resolution No. 8528. Voting no: Commissioners Dearman and Starbuck.

Commissioner Starbuck characterized the proposed legislation as "Christmas tree". There is no need to extend the "grandfathering" further, he said. There is no evidence of expenditure to date and no reason to believe that there will be economic hardship.

Commissioner Dearman said that her vote was based on the way in which the electorate had voted on the highrise initiative.

ZM79.37 - 2700 TO 3399 - 24TH STREET, BETWEEN VALENCIA AND POTRERO STREETS, PROPOSAL TO RECLASSIFY THE C-2 (COMMUNITY BUSINESS) DISTRICT TO RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; ON 24TH STREET BETWEEN POTRERO; LOTS 11-17, 19-23, 66 IN ASSESSOR'S BLOCK 3640; LOTS 10C, 14-17, 19-23, 68, 69 IN BLOCK 3641; LOTS 11A, 13-21, 49 IN BLOCK 3642; LOTS 15-19, 37, 38 IN BLOCK 4206; LOTS 14B, 15-20 IN BLOCK 4207; LOTS 17-22 IN BLOCK 4208; LOTS 14-19 IN BLOCK 4209; LOTS 14-20 IN BLOCK 4210; LOTS 14, 16, 17 IN BLOCK 4211; LOT 25 IN BLOCK 4265; LOTS 1, 3, 36 IN BLOCK 4266; LOTS 1, 30-33 IN BLOCK 4267; LOTS 1, 30-32 IN BLOCK 4268; LOTS 15-17, 21, 22-23 IN BLOCK 5369; LOTS 1, 33-37 IN BLOCK 4270; LOTS 23-26 IN BLOCK 6518; LOTS 1, 27-29 IN BLOCK 6518; LOTS 1, 40-45 IN BLOCK 6519; LOTS 1, 40 IN BLOCK 6521; LOTS 1, 40, 41 IN BLOCK 6522.
(Continued from the Regular Meeting of February 28, 1980)

Robert Passmore, Assistant Director of Planning, introduced the subject by recounting the Commission's previous actions with respect to the proposed Special Use District (SUD) and the reasons for the earlier continuance of the proposed reclassifications to a form of RC zoning.

Bill Wilson, representing the Council of District Merchants, was the first person to offer public testimony. Mr. Wilson said that the Council's preference was for SUD's with existing C-1 and C-2 zoning. With changes we'd proposed in the SUD concept, there would be no need for RC he said. He said that there was the possibility of severe limitation on commercial district activities if the RC zoning was initiated. Mr. Wilson proposed that the SUD concept be amended by deleting the requirement for Conditional Use approval for professional offices above the ground floor. He proposed retail use, above the ground level, by Conditional Use approval.

Lynn S. Carmen said that the Master Plan called for a revitalization of the neighborhood commercial districts. This downzone conflicts with Master Plan policy, he said.

Terry Pimsleur, of the Union Street Association, urged retention of SUD zoning and said that the proposed RC was inflexible.

Dave Fergota, of the San Francisco Tenants Union, said that residential use needed protection.

Bill Near said that, in terms of vertical controls, RC zoning did not give due consideration to land costs.

Carol Spenser, of the Irving Street Merchants Association, urged the Commission to support the position of the Council of District Merchants.

Steve Fink, of Double Rainbow Icecream, urged support of SUD zoning.

Ron Bansemer opposed RC zoning.

Ernie Aston, of the Eureka Valley Merchants Association, said that the Department of City Planning had not given due consideration to the fact that his association and the Eureka Valley Promotion Association had reached agreement on how Castro Street should be zoned.

Dorise Murphy and Marcia Marsh urged support of SUD and RC zoning for Castro Street.

With respect to Item No. 11 (ZM79.37), Mr. Passmore said that the staff recommendation was for disapproval. Patrice Fambrini, Planner II, said that the Mission Planning Council supported the proposed SUD but not the RC zoning. It wants residential units protected, she said.

President Rosenblatt said that protection of residential units was the central issue. Without the RC, Discretionary Review is the only protection we have, he said.

With respect to the RC, Commissioner Bierman said that her concern was the RC's prohibition against places of entertainment.

She moved to direct the staff to return with a Resolution of intent to initiate an amendment to the City Planning Code. The amendment would make places of entertainment, including theatres, a permitted use in C-1 and RC-1 zoning districts. The motion was seconded by Commissioner Starbuck and passed by a vote of 6-1. Voting no: Commissioner Kelleher.

Commissioner Nakashima moved disapproval of the proposed reclassification of 24th Street to RC-1. The motion was seconded by Commissioner Karasick.

Commissioner Bierman moved, as a substitute motion, approval of the proposed RC-1. Her motion was accompanied by an instruction to the staff to return, when the SUD was adopted into code, with a Resolution of intent to initiate removal of RC where appropriate.

During this period, she asked that the staff consider bringing to the Commission's attention possible amendments to SUD's which would provide for rear yard protection. Also, she asked that the staff consider amendment of RC-1 where it presents problems with respect to places of entertainment.

The motion was seconded by Commissioner Dearman and passed by a vote of 6-1 as City Planning Commission Resolution No. 8529. Voting no: Commissioner Nakashima.

ZM79.38 - 3225 TO 3705 SACRAMENTO STREET BETWEEN LYON AND SPRUCE STREETS AND 345-430 PRESIDIO, PROPOSAL TO RECLASSIFY THE C-2 (COMMUNITY BUSINESS) DISTRICT TO AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT TO A SPECIAL USE DISTRICT: LOTS 6-8, 11-17 IN ASSESSOR'S BLOCK 1007; LOTS 4-14 IN BLOCK 1008; LOTS 7-14, 26, 27 IN BLOCK 1009; LOTS 4-8, 12-15, 28, 28A IN BLOCK 1010; LOTS 4-11, 13-16 IN BLOCK 1011; LOT 7 IN BLOCK 1012; LOT 1 IN BLOCK 1017; LOTS 7A, 7B, 8-12, 16-18, 20, 20A IN BLOCK 1018; LOTS 1, 19-31 IN BLOCK 1019; LOTS 1, 19-22, 24, 25, 28, 29, 35 IN BLOCK 1020; LOTS 5, 6A, 9-13, 15-18, 24-27 IN BLOCK 1021; LOTS 18-24 IN BLOCK 1022.
(Continued from the Regular Meeting of February 28, 1980)

John Johnston testified that the Sacramento Street Merchants Association opposed RC zoning and favored the retention of C-2. Mervyn Silberberg said that this was equally true of the Sacramento Street Improvement Association.

Virginia Rotten, John Stewart and Jim Gault expressed support for RC-1 on Sacramento Street.

Commissioner Dearman moved approval of the staff recommendation for RC-1 on Sacramento Street. Her motion was accompanied by Commissioner Bierman's instruction, on the previous matter, to the staff. The motion was seconded by Commissioner Bierman and passed by a vote of 6-1 as City Planning Commission Resolution No. 8530. Voting no: Commissioner Nakashima.

ZM79.39 - 1300 TO 1899 HAIGHT STREET BETWEEN CENTRAL AND STANYAN STREETS; PROPOSAL TO RECLASSIFY THE C-2 (COMMUNITY BUSINESS) DISTRICT TO RC-1, RC-2, RC-3 OR RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, LOW, MEDIUM OR HIGH DENSITY) DISTRICT: LOTS 4-7 IN ASSESSOR'S BLOCK 1228; LOTS 7, 8, 10, 11, 13, 14 IN BLOCK 1229; LOTS 8-17 IN BLOCK 1230; LOTS 9-18 IN BLOCK 1231; LOTS 1, 4-7 IN BLOCK 1232; LOTS 10, 12-22 IN BLOCK 1233; LOTS 1, 8, 29-31 IN BLOCK 1243; LOTS 22, 24, 25, 27-30 IN BLOCK 1244; LOTS 1, 23-26, 29-33 IN BLOCK 1245; LOTS 23, 28, 29 IN BLOCK 1246; LOTS 1, 20, 23-25 IN BLOCK 1247; LOTS 1, 19-23 IN BLOCK 1248; LOTS 14-17, 19, 23 IN BLOCK 1249.
(Continued from the Regular Meeting of February 28, 1980)

Commissioner Dearman moved approval of the proposal to reclassify Haight Street to RC-1 (also denial of RC-2, RC-3 and RC-4). The motion was seconded by Commissioner Bierman and passed unanimously as City Planning Commission Resolution No. 8531.

ZM79.40 - 400-600 CASTRO STREET BETWEEN 19TH AND MARKET STREETS; 4051-4257 - 18TH STREET BETWEEN DIAMOND AND HARTFORD STREETS, AND 4105-4123 - 19TH STREET BETWEEN CASTRO AND COLLINGWOOD STREETS; PROPOSAL TO RECLASSIFY THE C-2 (COMMUNITY BUSINESS) DISTRICT TO AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT OR TO A SPECIAL USE DISTRICT; LOTS 2-12, 14-16, 33-35 IN ASSESSOR'S BLOCK 2647; LOTS 16-20, 22A, 43, 52 IN BLOCK 2648; LOTS 1, 35-39 IN BLOCK 2694; LOTS 1-16, 35, 36, 41, 42 IN BLOCK 2695; LOT 1 IN BLOCK 2696; LOTS 51-62, 64, 66, 71-76, 85 IN BLOCK 3582; LOTS 1, 56-59, 61-79, 80-88 IN BLOCK 3583.
(Continued from the Regular Meeting of February 28, 1980)

Ernie Aston, representing the Eureka Valley Merchants Association, said that Castro was a small, two and one-half block area. It is unique, he said. Expansion is possible only if it is vertical, he said. Therefore, the RC is inappropriate.

Mr. Passmore noted that, with the exception of the provision for Bars, the Department's SUD proposal was identical to the neighborhoods. He said that the staff recommendation was for approval of the proposed SUD and denial of the proposed reclassification to RC-1.

Bill Wilson, representing the Council of District Merchants, argued that RC-1 would not control ground floor uses.

Eileen Laspa, Gay Rocheite, Dorise Murphy and Marcia Marsh urged approval of RC-1 zoning for Castro Street.

Commissioner Dearman moved approval of RC-1 for Castro Street. Her motion was accompanied by the same instruction as was given to the staff with respect to 24th Street. The motion was seconded by Commissioner Bierman and passed unanimously as City Planning Commission Resolution No. 8532.

CONSIDERATION OF RESOLUTION OF INTENTION TO INITIATE A SPECIAL USE DISTRICT FOR THE AREA DESCRIBED ABOVE (ZM79.40) HAVING DEVELOPMENT STANDARDS AND PROCEDURES FOR REVIEW OF PERMIT APPLICATIONS DESCRIBED IN THE MEMORANDUM TO THE CITY PLANNING COMMISSION FROM RAI Y. OKAMOTO, ENTITLED "NEIGHBORHOOD COMMERCIAL ZONING STUDY" DATED FEBRUARY 14, 1980 FOR CASTRO STREET.

(Continued from the Regular Meeting of February 28, 1980)

Mr. Passmore said that the staff recommendation was for approval of the SUD in terms of the Director's memorandum of February 14, 1980.

Commissioner Bierman moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8533.

President Rosenblatt said that it occurred to him that the intent and the level of commitment in terms of staff time of the Commission's mandatory policy of Discretionary Review in the commercial district was parallel to that of the proposed SUD's. If this is true, he said, it would seem appropriate that we modify that policy to no longer provide for mandatory review. We would, thereafter, respond to requests from the staff, merchants or neighborhood groups, he said.

Commissioner Bierman moved to instruct the staff to return with a Resolution amending the Commission's mandatory policy of Discretionary Review for certain commercial uses in the neighborhood commercial districts proposed for SUD or RC zoning. The motion was seconded by Commissioner Nakashima and passed unanimously.

ZM78.12 - 4127-4147 - 19TH STREET, PROPOSAL TO RECLASSIFY THE RH-3 (COMMUNITY BUSINESS) DISTRICT TO AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; LOTS 31, 32, 34 AND 35 IN ASSESSOR'S BLOCK 2696.

(Continued from the Regular Meeting of February 28, 1980)

Eileen Laspa testified in opposition to the proposed reclassification.

Mr. Passmore said that the staff recommendation was for disapproval.

Commissioner Dearman moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8534.

At approximately 7:45 p.m., Commissioner Dearman left the hearing.

ZM79.41 - 1800-2399 MARKET STREET BETWEEN CASTRO AND VALENCIA STREETS; 325, 327, 375 CASTRO STREET; 250-292 AND 313-333 NOE STREET; 3600, 3583 AND 3571 - 17TH STREET; 150-212 SANCHEZ STREET; 655, 683, 685, 689, 691, 693 AND 700-749 - 14TH STREET; 200, 214 AND 216 DUBOCE STREET; AND 1, 102-250, 101-271 CHURCH STREET, PROPOSAL TO RECLASSIFY THE C-2 (COMMUNITY BUSINESS) DISTRICT TO AN RC-1, RC-2, RC-3 OR RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, LOW, MEDIUM OR HIGH DENSITY) DISTRICT; LOTS 4-8, 14, 16 IN ASSESSOR'S BLOCK 871; LOTS 1, 2, 4-7 IN BLOCK 872; LOTS 1-17 IN BLOCK 3501; LOTS 40-45, 68, 70 IN BLOCK 3502; LOT 2 IN BLOCK 3502; LOTS 57-60 IN BLOCK 3534; LOTS 1, 8, 9, 11-13 IN BLOCK 3535; LOT 1 IN BLOCK 3536; LOTS 1, 5, 6, 7, 13-23, 24A, 91, 109 IN BLOCK 3537; LOTS 7-10 IN BLOCK 3541; LOTS 4-17, 39-41 IN BLOCK 3542; LOTS 1, 3, 3A, 3B, 1012 IN BLOCK 3543; LOTS 56-60, 62-65, 67, 70-72 IN BLOCK 3544; LOTS 35A, 36-39 IN BLOCK 3558; LOTS 1-3, 9, 12-19 IN BLOCK 3559; LOTS 1, 5-13, 15, 31 IN BLOCK 3560; LOTS 8-15 IN BLOCK 3561; LOTS 1, 3, 4, 6-15, 17 IN BLOCK 3562; LOTS 18, 19, 22, 23, 25-30, 34, 35 IN BLOCK 3563; LOTS 86-93 IN BLOCK 3564.

(Continued from the Regular Meeting of February 28, 1980)

Mr. Passmore said that the staff recommendation was for disapproval.

Commissioner Bierman moved approval of the reclassification to RC-1 with the instruction to the staff as had been provided with respect to 24th Street (ZM79.37). The motion was seconded by Commissioner Starbuck and passed by a vote of 5-1 as City Planning Commission Resolution No. 8535. Voting no: Commissioner Nakashima. Absent: Commissioner Dearman.

ZM79.43 - 920-1590 VALENCIA STREET BETWEEN 20TH AND ARMY STREETS, PROPOSAL TO RECLASSIFY THE C-2 (COMMUNITY BUSINESS) DISTRICT TO AN RC-1, RC-2, RC-3 OR RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; LOT 1 IN BLOCK 3546; LOTS 5, 7-11, 13, 16-22, 27 IN BLOCK 3547; LOTS 16, 18-20, 25, 27, 29, 57, 58 IN BLOCK 3554; LOTS 1-3, 6-10, 15, 39, 40, 56, 57 IN BLOCK 3555; LOTS 1-15 IN BLOCK 3568; LOTS 38-41, 83 IN BLOCK 3569; LOTS 55-58, 60-62, 78, 79, 81, 83-85, 91 IN BLOCK 3576; LOTS 1, 1A, 2, 4-7, 9-11, 65, 70 IN BLOCK 3577; LOTS 1-10, 12 IN BLOCK 3588; LOTS 75, 82-85, 88, 91, 92, 95-99, 108 IN BLOCK 3589; LOTS 87A, 88-92, 97-103, 112, 113 IN BLOCK 3596; LOTS 1, 3, 6, 8, 9, 11, 12 IN BLOCK 3597; LOTS 2, 7-10, 72, 74 IN BLOCK 3608; LOTS 26-29, 31-39, 41, 42 IN BLOCK 3609; LOTS 12-25, 27, 28 IN BLOCK 3616; LOTS 1, 3-6, 8-12 IN BLOCK 3617; LOTS 1-5, 8-14 IN BLOCK 3635; LOTS 24-32, 34-36 IN BLOCK 3636; LOTS 18, 19 IN BLOCK 3643; LOTS 2-4, 6-9, 18, 20, 21 IN BLOCK 3644; LOTS 1-11 IN BLOCK 6514; LOTS 15-25 IN BLOCK 6515; LOTS 13-18, 21-38 IN BLOCK 6530; LOTS 1, 4-7, 9-14, 16, 17, 29, 30 IN BLOCK 6531; LOTS 29, 33, 34 IN BLOCK 6568; LOTS 9B, 10-13, 35 IN BLOCK 6519.
(Continued from the Regular Meeting of February 28, 1980)

Mr. Passmore said that the staff recommended disapproval.

Commissioner Bierman moved approval of the proposed reclassification to RC-1. The motion carried the same instruction as did 24th Street (ZM79.37). The motion was seconded by Commissioner Starbuck and passed by a vote of 5-1 as City Planning Commission Resolution No. 8536. Voting no: Commissioner Nakashima. Absent: Commissioner Dearman.

3750-4199 - 24TH STREET, DIAMOND TO CHATTANOOGA STREETS, PRESENTLY AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; LOTS 18, 19, 21, 22 IN ASSESSOR'S BLOCK 3650; LOTS 14-22 IN BLOCK 3651; LOTS 12, 13, 16-18, 44-46 IN BLOCK 3652; LOTS 6-9, 15-17, 19, 41 IN BLOCK 3654; LOTS 8-12, 14, 15, 17-20 IN BLOCK 3656; LOTS 21, 22, 44 IN BLOCK 2830; LOTS 5-21 IN BLOCK 2821; LOTS 1-4 IN BLOCK 6506; LOTS 1, 13A-24, 27-32 IN BLOCK 6507; LOTS 1, 25-40 IN BLOCK 6508; LOTS 1, 2, 20-23, 28, 29, 35-40 IN BLOCK 6509; LOTS 21-23 IN BLOCK 6510.

(Continued from the Regular Meeting of February 28, 1980)

CONSIDERATION OF RESOLUTION OF INTENTION TO INITIATE A SPECIAL USE DISTRICT FOR THE AREA DESCRIBED ABOVE HAVING DEVELOPMENT STANDARDS AND PROCEDURES FOR REVIEW OF PERMIT APPLICATIONS DESCRIBED IN THE MEMORANDUM TO THE CITY PLANNING COMMISSION FROM RAI Y. OKAMOTO, ENTITLED "NEIGHBORHOOD COMMERCIAL ZONING STUDY" DATED FEBRUARY 14, 1980 FOR 24TH STREET - NOE VALLEY.

(Continued from the Regular Meeting of February 28, 1980)

Margarita Ortiz, representing the Noe Valley neighbors, testified in favor of the proposed SUD.

Harry Allio urged the Commission to preserve residential units and keep the neighborhood as it was.

Mr. Passmore said that the staff recommendation was for approval of the proposed SUD as defined by the Director's memorandum of February 14, 1980.

Commissioner Bierman moved approval of the staff recommendation. The motion was seconded by Commissioner Starbuck and passed unanimously as City Planning Commission Resolution No. 8537. Absent: Commissioner Dearman.

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Lee Woods, Jr.
Administrative Secretary
City Planning Commission

SF
CSS
#21

3/27/80

DOCUMENTS DEPT.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
MARCH 27, 1980
ROOM 282, CITY HALL
1:30 P.M.

APR 0 1980
SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Boas, Dearman, Nakashima, Rosenblatt and Sklar.

ABSENT: Commissioner Starbuck.

12:00 NOON

FIELD TRIP - Field trip to visit the sites of matters scheduled for Commission review in the month of April.

Completed.

APPROVAL OF MINUTES

The Minutes of the Regular Meeting of March 6, 1980 were approved unanimously.

Vote 6-0

Absent: Commissioner Starbuck

1:30 P.M.

1. Current Matters

A. Director's Report

The Director reported that it was the staff's judgement that interior remodelling, proposed by the Hibernia Bank on Valencia Street, could be approved.

1. Status Report on efforts of the Department of City Planning to secure funding for the proposed Downtown Conservation and Development Study.

Informational Presentation - No Action taken

2. Consideration of Resolution supporting an Ordinance amending Part III of the Municipal Code by adding Article 12 thereto, imposing in-lieu development fee to defray capital costs incurred by City and County in providing

SUMMARY OF THE REGULAR MEETING

MARCH 27, 1980

1:30 P.M. (Cont)

2. additional public transit service in downtown area occasioned by new construction, and imposing annual transit occupancy fee on occupants of all commercial, non-residential buildings in downtown area requiring those occupants to pay annual occupancy transit fee designed to defray costs of operations incurred by City and County in providing public transit to downtown, commercial non-residential structures.

Approved Resolution No. 8543 Vote 6-0

Absent: Commissioner Starbuck

3. Status Report by the Westbay Health Systems Agency (HSA) on Children's Hospital and Medical Facilities Applications expected to be reviewed by the HSA in 1980.

Informational Presentation - No Action taken

B. Commissions' Questions and Matters

In the context of the staff's report that it would not be entirely successful in efforts to secure funding for the Downtown study, President Rosenblatt asked the Director to look at the possibility of "re scoping" the proposed study.

With respect to the North Point Pier project, President Rosenblatt instructed the Department to hold the park permit until a number of design matters could be resolved.

2:00 P.M.

2. CONSIDERATION OF A RESOLUTION ENDORSING THE DOCUMENT ON PUBLIC LANDS, INCLUDING GOLDEN GATE PARK, THE ZOO, LAKE MERCED AND FEDERAL LANDS, AS PART OF THE LOCAL COASTAL PROGRAM, PURSUANT TO THE COASTAL ACT OF 1976. THIS DOCUMENT COMPARES LOCAL POLICIES TO COASTAL POLICIES.

(Continued from the Meeting of March 20, 1980)

Approved Resolution No. 8544 Vote 6-0

Absent: Commissioner Starbuck

SUMMARY OF THE REGULAR MEETING

MARCH 27, 1980

2:00 P.M. (Cont)

3. CA80.3 - APPLICATION FOR CERTIFICATE OF APPROPRIATENESS AT 460 MONTGOMERY STREET, SOUTHEAST CORNER AT SACRAMENTO STREET (ITALIAN AMERICAN BANK BUILDING), LOT 14 IN ASSESSOR'S BLOCK 239, FOR EXTERIOR ALTERATIONS TO, AND CONSTRUCTION ON, A DESIGNATED LANDMARK.

Approved with conditions Resolution NO. 8545

Vote 6-0

Absent: Commissioner Starbuck

4. CA80.4 - APPLICATION FOR CERTIFICATE OF APPROPRIATENESS AT 440 MONTGOMERY STREET, EAST SIDE NEAR SACRAMENTO STREET (A. BOREL & CO. BUILDING), LOT 12 IN ASSESSOR'S BLOCK 239, FOR EXTERIOR ALTERATIONS TO, AND CONSTRUCTION ON, A DESIGNATED LANDMARK.

Approved with conditions Resolution No. 8546

Vote 6-0

Absent: Commissioner Starbuck

5. DR80.1 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7901740 FOR THE PROPOSED 456 MONTGOMERY STREET OFFICE BUILDING; 24-STORY, 378 FEET HIGH OFFICE TOWER, INCLUDING A 2 FLOOR RESIDENTIAL UNIT, PLUS 2 LEVELS BELOW GROUND, AFTER DEMOLITION OF 1 BUILDING ON SITE AND INCORPORATING THE FACADES OF 2 BUILDINGS ON SITE, WITH GROSS FLOOR AREA OF 223,150 SQUARE FEET.

Approved with conditions Resolution No. 8547

Vote 6-0

Absent: Commissioner Starbuck

3:00 P.M.

6. LM79.2 - CONSIDERATION OF SAN FRANCISCO MINING EXCHANGE AT 350 BUSH STREET, LOT 3 IN ASSESSOR'S BLOCK 269, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO PROPOSE TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Passed motion to continue to April 17, 1980

Vote 6-0

Absent: Commissioner Starbuck

SUMMARY OF THE REGULAR MEETING

MARCH 27, 1980

3:30 P.M.

7. CU79.107 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT PIERS 37, 39 AND 41 ON THE NORTHEASTERN WATERFRONT, TO AMEND CU76.8 FOR RELOCATION OF THE SERVICE BUILDING CHANGES TO THE DESIGN OF NORTH POINT PARK AND OTHER PROVISIONS OF CU76.8 INCLUDING FERRY BOAT OPERATION, FOR A COMMERCIAL USE IN NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1.

Approved with conditions

Resolution 8548

Vote 6-0

Absent: Commissioner Starbuck

Adjournment.

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4/3/80

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
APRIL 3, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

APR 9 1980

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Nakashima, Kelleher and Starbuck.

ABSENT: Commissioners Dearman and Rosenblatt.

12:00 NOON

FIELD TRIP - Field trip to visit the sites of matters scheduled for review during the month of April.

Completed.

1:00 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

The Commission agreed to meet jointly with the Public Utilities Commission, on April 29th, to discuss transit preferential streets.

Commissioner Starbuck asked that the Commission be made aware of any proposals to modify the proposed "Executive Park" project.

Commissioner Starbuck expressed the Commission's interest in possible Discretionary Review of a proposal to expand Klonsky's Bar in the 1300 block of 18th Street.

1:30 P.M.

2. ZM79.53 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT EAST SIDE OF LAPLAYA STREET, 100 FEET NORTH OF BALBOA STREET, LOT 9 IN ASSESSOR'S BLOCK 1591, FROM AN RH-2 (HOUSE, TWO-FAMILY) TO AN RM-1 (MIXED RESIDENTIAL LOW DENSITY) DISTRICT.

Passed motion to continue to April 10, 1980
Vote 5-0

Absent: Commissioners Dearman and Rosenblatt

SUMMARY OF THE REGULAR MEETING

APRIL 3, 1980

1:30 P.M. (Cont)

3. EE79.346 - APPEAL OF PRELIMINARY NEGATIVE DECLARATION FOR A PROPOSED PLANNED UNIT DEVELOPMENT; ON NORTH AND SOUTH SIDES OF FRANCISCO STREET EAST OF GRANT AVENUE, INCLUDING FRONTAGE ON PFEIFFER STREET, LOT 2 IN ASSESSOR'S BLOCK 39 AND LOTS 10 AND 12-24 IN ASSESSOR'S BLOCK 55, FOR 20 DWELLING UNITS REQUIRING EXCEPTIONS TO THE REAR YARD AND USABLE OPEN SPACE PROVISIONS OF THE CITY PLANNING CODE, AND FOR A COMMUNITY GARAGE WITH 38 OFF-STREET PARKING SPACES, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Passed motion to continue to April 10, 1980
Vote 5-0

Absent: Commissioners Dearman and Rosenblatt

4. CU79.70 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE ON NORTH AND SOUTH SIDE OF FRANCISCO STREET EAST OF GRANT AVENUE, INCLUDING FRONTAGE ON PFEIFFER STREET, LOT 2 IN ASSESSOR'S BLOCK 39 AND LOTS 10 AND 12-24 ASSESSOR'S BLOCK 55, FOR A PLANNED UNIT DEVELOPMENT FOR 20 DWELLING UNITS REQUIRING EXCEPTIONS TO THE REAR YARD AND USABLE OPEN SPACE PROVISIONS OF THE CITY PLANNING CODE, AND FOR A COMMUNITY GARAGE WITH 38 OFF-STREET PARKING SPACES, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT (POSTPONED FROM THE REGULAR MEETING OF MARCH 6, 1980)

Passed motion to continue to April 10, 1980
Vote 5-0

Absent: Commissioners Dearman and Rosenblatt

2:00 P.M.

5. CU80.15 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 25-27 BEULAH STREET SOUTH SIDE BETWEEN SHRADER AND COLE STREET LOT 26 IN ASSESSOR'S BLOCK 1261, FOR RESIDENTIAL CARE FACILITY FOR 10 PERSONS, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 8549 Vote 5-0
Absent: Commissioners Dearman and Rosenblatt

SUMMARY OF THE REGULAR MEETING

APRIL 3, 1980

2:00 P.M. (Cont)

6. CU79.112 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 3000 LAGUNA STREET, NORTHWEST CORNER AT FILBERT STREET, LOT 17 IN ASSESSOR'S BLOCK 519, TO REMOVE MAY 2, 1980 TERMINATION DATE FROM A NON-CONFORMING USE RUG-CLEANING PLANT, IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT. (Continued from the Regular Meeting of March 6, 1980)
NOTE: It is expected that the applicant will withdraw this application.

Approved/withdrawl/no prejudice Resolution No. 8550
Vote 5-0

Absent: Commissioners Dearman and Rosenblatt

7. CU80.7 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2549-53 CLAY STREET, SOUTH SIDE BETWEEN FILLMORE AND STEINER STREETS, LOT 30 IN ASSESSOR'S BLOCK 630, FOR ADDITION OF THIRD DWELLING UNIT ON LOT WITH AREA OF 4,826 SQUARE FEET WHEN 1,500 SQUARE FEET IS REQUIRED PER UNIT IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT, AND ADDITION OF FOURTH DWELLING UNIT, REPLACING A NON-CONFORMING USE LAUNDRY.

Approved/Conditions Resolution No. 8551 Vote 5-0
Absent: Commissioners Dearman and Rosenblatt

2:30 P.M.

8. CU79.104 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2850 - 22ND STREET, NORTHWEST CORNER AT ALABAMA STREET, LOT 13 IN ASSESSOR'S BLOCK 4147, TO REMOVE A MAY 2, 1980 TERMINATION DATE FOR A NON-CONFORMING USE MARINE, AUTOMOBILE AND SPORTS SUPPLY SHOP (INCLUDING OUTBOARD MOTOR MUSEUM), IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT

Approved/Conditions Resolution No. 8552 Vote 5-0
Absent: Commissioners Dearman and Rosenblatt

9. CU79.109 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 318-22 - 3RD AVENUE, EAST SIDE BETWEEN CLEMENT STREET AND GEARY BOULEVARD, LOT 37 IN ASSESSOR'S BLOCK 1434, TO REMOVE MAY 2, 1980 TERMINATION DATE FOR AN APPLIANCE REPAIR AND TELEVISION STORAGE/RENTAL SHOP, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions Resolution No. 8553 Vote 5-0
Absent: Commissioners Dearman and Rosenblatt

SUMMARY OF THE REGULAR MEETING

APRIL 3, 1980

3:00 P.M.

10. CU80.11 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT GRAYSTONE TERRACE AND IRON ALLEY, SOUTHWEST CORNER, A THROUGH LOT TO (AND PROPOSED TO INCLUDE PORTIONS OF) OLD BURNETT AVENUE, LOT 16 IN ASSESSOR'S BLOCK 2719B, FOR EIGHT DWELLING UNITS ON LOT WITH EXISTING AREA OF 12,125 SQUARE FEET, WHEN 1,500 SQUARE FEET IS REQUIRED PER UNIT IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to April 24, 1980

Vote 5-0

Absent: Commissioners Dearman and Rosenblatt

- 10A. R79.50 - REVIEW FOR CONFORMITY WITH MASTER PLAN OF VACATION OF OLD BURNETT AVENUE, FROM COPPER ALLEY TO RACCOON DRIVE. (Staff will recommend action on this referral in conjunction with action on CU80.11)

Passed motion to continue to April 24, 1980

Vote 5-0

Absent: Commissioners Dearman and Rosenblatt

4:00 P.M.

11. LM80.3 - CONSIDERATION OF CHAMBERS MANSION, 2220-22 SACRAMENTO STREET, NORTH SIDE BETWEEN LAGUNA AND BUCHANAN STREETS, LOT 5 IN ASSESSOR'S BLOCK 627, ACTING ON THE INITIATION OF THE OWNER, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

(Continued from the Regular Meeting of February 21, 1980)

Approved Resolution No. 8554 Vote 5-0

Absent: Commissioners Dearman and Rosenblatt

12. CU80.9 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2220-22 SACRAMENTO STREET, NORTH SIDE BETWEEN LAGUNA AND BUCHANAN STREETS, LOT 5 IN ASSESSOR'S BLOCK 627 FOR A 16-ROOM HOTEL (THE MANSION) AND NON-PROFIT FOUNDATION (BUFANO SOCIETY OF THE ARTS) IN A BUILDING PROPOSED FOR DESIGNATION AS A LANDMARK (LM80.3, CHAMBERS MANSION) IN AN RH-2 (HOUSE TWO-FAMILY) DISTRICT.

Passed motion to continue to May 1, 1980

Vote 5-0

Absent: Commissioners Dearman and Rosenblatt

Adjournment.

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4/10/80

~~SAN FRANCISCO~~
~~CITY PLANNING COMMISSION~~
~~SUMMARY OF THE~~
~~REGULAR MEETING~~
~~THURSDAY~~
~~APRIL 10, 1980~~
~~ROOM 282, CITY HALL~~
~~1:30 P.M.~~

DOCUMENTS DEPT.

JUN 9 1980

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PRESENT: Commissioners Beirman, Dearman, Karasick, Kelleher,
Rosenblatt, and Starbuck.

ABSENT: Commissioner Nakashima.

APPROVAL OF MINUTES

The Minutes of the Regular Meeting of March 20, 1980 were
approved unanimously.

1:30 P.M.

1. Current Matters

A. Director's Report

1. Consideration of a Resolution to amend the policy of
discretionary review established by the City Planning
Commission on September 13, 1979, in Resolution No. 8371
for certain commercial uses in the neighborhood commercial
districts proposed for RC or Special Use District design-
nation.

Approved Resolution No. 8555 Vote 6-0
Absent: Commissioner Nakashima

2. Consideration of a Resolution of Intention to initiate
Amendment to the City Planning Code to establish Filing
Fees for Applications for Special Uses or other Applications
requiring special review by the City Planning Commission or
Zoning Administrator not already provided for by Sections
306.1 and 1012 of the City Planning Code.

Approved Resolution No. 8556 Vote 6-0
Absent: Commissioner Nakashima

B. Commissioners' Questions and Matters

Passed unanimously, a motion, by Commissioner Bierman to
delegate to the Director the authority to conduct a public
hearing, in San Mateo County, on the draft Environmental Impact
Report for the proposed Japan Airlines/Flying Tigers facility
at San Francisco International Airport.

APRIL 10, 1980

2:00 P.M.2. CONSIDERATION OF BUILDINGS FOR INCLUSION ON A LIST OF STRUCTURES OF MERIT.

(Continued from the Regular Meeting of March 13, 1980.)

NOTE: A CITY ATTORNEY'S OPINION, REQUESTED BY THE COMMISSION, HAS NOT BEEN RECEIVED. THE COMMISSION WILL CONTINUE THIS MATTER AND TAKE PUBLIC TESTIMONY AT A LATER DATE.

Passed motion to continue to May 8, 1980

Vote 5-1

Voting no: Commissioner Starbuck

Absent: Commissioner Nakashima

3. ZM79.53 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT EAST SIDE OF LA PLAYA STREET, 100 FEET NORTH OF BALBOA STREET, LOT 9 IN ASSESSOR'S BLOCK 1591, FROM AN RH-2 (HOUSE, TWO-FAMILY) TO AN RM-1 (MIXED RESIDENTIAL LOW DENSITY) DISTRICT.

(Continued from the Regular Meeting of April 3, 1980)

Disapproved Resolution No. 8557 Vote 6-0

Absent: Commissioner Nakashima

4. ZT80.2 - CONSIDERATION OF TEXT AMENDMENT INITIATED BY THE CITY PLANNING COMMISSION TO AMEND SECTION 1012 OF THE CITY PLANNING CODE TO INCREASE FILING FEES FOR APPLICATIONS FOR DESIGNATION OF A LANDMARK TO \$500 AND FOR APPLICATIONS FOR DESIGNATION OF AN HISTORIC DISTRICT TO \$1,000, AND TO DELETE CERTAIN EXEMPTIONS FROM FILING FEES.

Approved Resolution No. 8558 Vote 6-0

Absent: Commissioner Nakashima

5. REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 2542-44 WASHINGTON STREET, NORTH SIDE BETWEEN FILLMORE AND STEINER STREETS, LOT 11 IN ASSESSOR'S BLOCK 606, FOR A 4-UNIT CONDOMINIUM CONVERSION SUBDIVISION WITH AN EXCEPTION TO SUBDIVISION CODE PROVISIONS REGARDING THE CREATION OF VACANCIES FOR THE PURPOSE OF PREPARING THE BUILDING FOR CONVERSION.

(The staff will recommend that this matters be continued until April 17, 1980)

Passed motion to continue to April 17, 1980

Vote 6-0

Absent: Commissioner Nakashima

3:00 P.M.

6. EE79.52 - CONSIDERATION OF CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT FOR WASTE WATER SLUDGE MANAGEMENT PROJECT FOR THE SAN FRANCISCO BAY REGION AND THE CITY AND COUNTY OF SAN FRANCISCO. PROPOSAL FOR A TWO-STAGE COMPOSTING AND LANDFILLING PROJECT FOR SAN FRANCISCO SEWAGE SLUDGE DISPOSAL. ALTERNATIVE SITES IN THE CITY OF BRISBANE AND IN THE CITY OF MOUNTAIN VIEW ARE PROPOSED FOR THE COMPOSTING OPERATION
(Continued from the Regular Meeting of August 9, 1979)

Approved/Certification

Resolution No. 8559

Vote 6-0

Absent: Commissioner Nakashima

7. LM79.4 - CONSIDERATION OF BELTLINE RAILROAD ROUNDHOUSE COMPLEX AT BLOCK BOUNDED BY LOMBARD AND SANSOME STREETS AND THE EMBARCADERO, LOT 1 IN ASSESSOR'S BLOCK 58, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved

Resolution No. 8560

Vote 5-1

Voting no: Commissioner Kelleher

Absent: Commissioner Nakashima

8. LM79.5 - CONSIDERATION OF HEALTH SCIENCES LIBRARY AT 2395 SACRAMENT STREET, SOUTHWEST CORNER AT WEBSTER STREET, LOT 16 IN ASSESSOR'S BLOCK 637, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Passed motion to continue to May 8, 1980

Vote 6-0

Absent: Commissioner Nakashima

9. LM80.2 - CONSIDERATION OF B' NAI DAVID AND CHEVRA MIKVAH ISRAEL TEMPLE AT 3535 - 19TH STREET, SOUTH SIDE BETWEEN VALENCIA AND LINDA STREETS, LOT 63 IN ASSESSOR'S BLOCK 3597, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION

APRIL 10, 1980

3:00 P.M. (Cont)

9. LM80.2 - ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 8561 Vote 6-0
Absent: Commissioner Nakashima

3:30 P.M.

10. DR80.4 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 7907774, 7907775, 7907776 TO BUILD THREE DUPLEXES ON THREE UPHILL SLOPING LOTS, EACH UNIT HAVING ROOMS ON MORE THAN ONE LEVEL, IN AN RH-3 (HOUSE, THREE-FAMILY) AND 40-X HEIGHT AND BULK DISTRICT AT 575-579-27TH STREET NEAR CASTRO; LOTS 34, 35 AND 36 IN ASSESSOR'S BLOCK 6590. (CONTINUED FROM THE REGULAR MEETING OF MARCH 20, 1980 - THE DEPARTMENT OF CITY PLANNING WILL RECOMMEND CONTINUATION TO MAY 8, 1980 TO OBTAIN ADDITIONAL INFORMATION CONCERNING VIEWS AND VEHICULAR ASSESS EASEMENTS.)

Passed motion to continue to May 8, 1980
Vote 6-0
Absent: Commissioner Nakashima

11. CU79.69 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 340-70 GUERRERO STREET, WEST SIDE, INCLUDING FRONTAGE ON 15TH AND 15TH STREETS, WITHIN BLOCK ALSO BOUNDED BY DOLORES STREET (FORMERLY FOREMOST-MCKESSON PLANT), LOTS 10, 24 AND 56 IN ASSESSOR'S BLOCK 3556, FOR A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 141 DWELLING UNITS, 2 RETAIL SHOPS, AND 141 PARKING SPACES, REQUIRING EXCEPTIONS TO FRONT SET-BACKS, REAR YARDS AND PARKING IN REAR YARDS, IN A C-2 (COMMUNITY BUSINESS) AND RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT. (CONTINUED FROM THE REGULAR MEETING OF MARCH 6, 1980 - APPLICANT HAS REQUESTED CONTINUATION TO APRIL 17, 1980 - THE DEPARTMENT OF CITY PLANNING WILL RECOMMEND CONTINUATION TO MAY 8, 1980.)

Passed motion to continue to May 8, 1980
Vote 6-0
Absent: Commissioner Nakashima

3:30 P.M. (Cont)

12. EE79.346 - APPEAL OF PRELIMINARY NEGATIVE DECLARATION FOR A PROPOSED PLANNED UNIT DEVELOPMENT; ON NORTH AND SOUTH SIDES OF FRANCISCO STREET EAST OF GRANT AVENUE, INCLUDING FRONTAGE ON PFEIFFER STREET, LOT 2 IN ASSESSOR'S BLOCK 39 AND LOTS 10 AND 12-24 IN ASSESSOR'S BLOCK 55, FOR 20 DWELLING UNITS REQUIRING EXCEPTIONS TO THE REAR YARD AND USABLE OPEN SPACE PROVISIONS OF THE CITY PLANNING CODE, AND FOR A COMMUNITY GARAGE WITH 38 OFF-STREET PARKING SPACES, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
(CONTINUED FROM THE REGULAR MEETING OF APRIL 3, 1980)

Disapproved/Appeal Resolution No. 8562
Vote 6-0
Absent: Commissioner Nakashima

13. CU79.70 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE ON NORTH AND SOUTH SIDES OF FRANCISCO STREET EAST OF GRANT AVENUE, INCLUDING FRONTAGE ON PFEIFFER STREET, LOT 2 IN ASSESSOR'S BLOCK 39 AND LOTS 10 AND 12-24 IN ASSESSOR'S BLOCK 55, FOR A PLANNED UNIT DEVELOPMENT FOR 20 DWELLING UNITS REQUIRING EXCEPTIONS TO THE REAR YARD AND USABLE OPEN SPACE PROVISIONS OF THE CITY PLANNING CODE, AND FOR A COMMUNITY GARAGE WITH 38 OFF-STREET PARKING SPACES, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
(CONTINUED FROM THE REGULAR MEETING OF APRIL 3, 1980)

Approved with Conditions Resolution No. 8563
Vote 6-0
Absent: Commissioner Nakashima

Adjournment.

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SAN FRANCISCO
CITY PLANNING COMMISSION
MINUTES
OF THE
REGULAR MEETING
HELD
THURSDAY
APRIL 10, 1980
ROOM 282, CITY HALL
1:30 P.M.

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MAY 16 1980

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The San Francisco City Planning Commission met pursuant to notice on Thursday, April 10, 1980, at 1:30 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice President; Susan J. Bierman, Norman Karasick, Eugene Kelleher, and Charles Starbuck III, members of the City Planning Commission.

ABSENT: Commissioner Yoshio Nakashima

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert Passmore, Assistant Director of Planning; Alec Bash, Planner IV; Robin Jones, Planner III; Jeremy Kotas, Planner II; Patrice Fambrini, Planner II and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner. Mike Mewhinney represented the San Francisco Progress.

APPROVAL OF MINUTES

The minutes of the Regular Meeting of March 20, 1980 were approved unanimously.

CURRENT MATTERS

A. Director's Report

Robert Passmore, Assistant Director of Planning, reported that the Board of Supervisors, by Ordinance, had instituted an emergency moratorium on the conversion of residential units to Commercial Use. However, the Ordinance, he said, provides for Conditional Use review of such proposed conversions.

CONSIDERATION OF A RESOLUTION TO AMEND THE POLICY OF DISCRETIONARY REVIEW ESTABLISHED BY THE CITY PLANNING COMMISSION ON SEPTEMBER 13, 1979, IN RESOLUTION NO. 8371 FOR CERTAIN COMMERCIAL USES IN THE NEIGHBORHOOD COMMERCIAL DISTRICTS PROPOSED FOR RC OR SPECIAL USE DISTRICT DESIGNATION.

Robert Passmore, Assistant Director of Planning, summarized the following statement:

"During the course of the Neighborhood Zoning Study, initiated at the request of the Board of Supervisors, the City Planning Commission approved a policy of Discretionary Review as a temporary holding measure until the Commission could approve permanent protective action. The Department staff concluded and the City Planning Commission concurred that the most effective means to implement protective controls would be through adoption of neighborhood commercial Special Use Districts.

However, the Department does not currently have adequate staff and budget to implement and administer the proposed controls. It is estimated that a minimum of one additional planner and one clerical position would be required to implement the controls. For this reason the City Planning Commission has not initiated the controls but is instead referring the matter to the Board of Supervisors for consideration in light of budgetary requirements.

Because the present policy of DR requires administration of the same controls proposed in the Special Use District it is subject to the same budgetary constraints. Therefore, the Department recommends the policy be revised to require reduced case review by Commission and staff:

The Commission should continue to hear those cases which neighborhood groups request by letter to the Zoning Administrator.

Interested parties could contact the Central Permit Bureau, 558-3294 located at 450 McAllister, for any information regarding new building licenses. In addition, the Department of City Planning would keep a current log of permit applications for these nine districts and the log would be posted in the lobby at 100 Larkin. Other sources of information are the Police Department for entertainment permits located at 850 Bryant, 431-1115, the Health Department for fast food and restaurant licenses located at 101 Grove Street, 558-4846 and the State of California Bureau of Alcoholic Beverage Control, for ABC licenses located at 185 Berry, 557-3660.

The Department would hold permit applications for these nine neighborhoods for a 5 working day review period, before processing and transmittal to Central Permit Bureau."

Anna Dardin, representing San Francisco Tomorrow proposed automatic Discretionary Review on conversions of upper story residential uses. She said that the Department's proposed revision of the Commission's policy had the effect of putting the burden on neighborhood groups.

William Clark representing the Union Street Committee, said that the proposal put the burden, of reviewing the list of pending permits, on the neighborhood. He asked that the list be mailed to neighborhood groups.

Mr. Passmore noted that a policy of automatic Discretionary Review would remain in effect for Union Street.

Mervyn Silberberg, representing San Franciscians for Neighborhood Enterprise, said that he opposed all use of Discretionary Review.

Forrest Jones, a Sacramento Street Merchant was assured of the Commission's interest in any proposal to expand Bell Savings and Loan at the corner of Sacramento Street and Presidio Avenue.

Commissioner Starbuck said that he could support the policy change, if on a weekly basis, the Commission could be notified of pending permits and if the five working day holding period could be extended to ten working days.

With regret that the lack of staff resources was shifting the burden to the neighborhoods, Commissioner Bierman seconded the motion to approve the draft resolution as modified by Commissioner Starbuck. The motion passed unanimously as City Planning Commission Resolution No. 8555. Absent: Commissioner Nakashima.

CONSIDERATION OF A RESOLUTION OF INTENTION TO INITIATE AMENDMENT TO THE CITY PLANNING CODE TO ESTABLISH FILLING FEES FOR APPLICATIONS FOR SPECIAL USES OR OTHER APPLICATIONS REQUIRING SPECIAL REVIEW BY THE CITY PLANNING COMMISSION OR ZONING ADMINISTRATOR NOT ALREADY PROVIDED FOR BY SECTIONS 306.1 AND 1012 OF THE CITY PLANNING CODE.

Robert Passmore, Assistant Director of Planning, said that this action was a preliminary step which would have to be taken if the Board of Supervisors were to approve the proposed Special Use District program and funding for the program. He noted that a resolution would express the Commission's resolve to consider an Amendment, to the text of the City Planning Code, which would establish filing fees for applications for Special Uses.

Commissioner Bierman moved approval of the draft resolution. The motion was seconded by Commissioner Karasick and passed unanimously as City Planning Commission Resolution No. 8556.

B. Commissioners' Questions and Matters

Passed unanimously, a motion, by Commissioner Bierman to delegate to the Director the authority to conduct a public hearing, in San Mateo County, on the draft Environmental Impact Report for the proposed Japan Airlines/Flying Tigers Facility at San Francisco International Airport.

CONSIDERATION OF BUILDINGS FOR INCLUSION ON A LIST OF STRUCTURES OF MERIT.

(Continued from the Regular Meeting of March 13, 1980)

NOTE: A CITY ATTORNEY'S OPINION, REQUESTED BY THE COMMISSION, HAS NOT BEEN RECEIVED. THE COMMISSION WILL CONTINUE THIS MATTER AND TAKE PUBLIC TESTIMONY AT A LATER DATE.

Mr. Passmore noted that the opinion, requested from the City Attorney still had not been received. We have no indication, he said, of when it will be ready.

After some discussion, Commissioner Bierman moved that the matter be continued to May 8, 1980. President Rosenblatt said that he would speak to the City Attorney. The motion was seconded by Commissioner Dearman and passed by a vote of 5-1. Voting no: Commissioner Starbuck. Absent: Commissioner Nakashima.

ZM79.53 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT EAST SIDE OF LA PLAYA STREET, 100 FEET NORTH OF BALBOA STREET, LOT 9 IN ASSESSOR'S BLOCK 1591, FROM AN RH-2 (HOUSE, TWO-FAMILY) TO AN RM-1 (MIXED RESIDENTIAL LOW DENSITY) DISTRICT.

(Continued from the Regular Meeting of April 3, 1980)

Alec Bash, Planner IV, noted that the hearing had been continued to provide adequate notice to the property owner. You've reviewed the case report and our previously discussed reasons, for recommending disapproval, are contained in the draft resolution before you.

The applicant, Boyd Lang, asked if a Negative Declaration, for the project, was implicit in the opening of the public hearing.

Selina Bendix, Environmental Review Officer, said that a project could be disapproved without the completion of environmental evaluation.

Boyd Lang, the applicant, said that the current zoning was inappropriately low, that RH-2 was not in keeping with the neighborhood and that, contrary to what had been said, main access was proposed to be from La Playa Street.

Mr. Boyd continued. In the context of possible acquisition by the Golden Gate National Recreation Area, he said that no action should be taken to influence the value of his property. The third "whereas" clause, of your draft resolution, constitutes a resolution of condemnation, he said.

Robert Passmore, Assistant Director of Planning, said that the recommendation for disapproval stood. The third "whereas", he said, is a statement of fact and the reclassification to RH-2 occurred before discussions of open space acquisition.

Mr. Passmore noted that withdrawal of the application would preclude the possibility of an action reflecting on the value of the property.

Commissioner Bierman moved approval of the staff recommendation. The motion was seconded by Commissioner Starbuck and passed unanimously as City Planning Commission Resolution No. 8557. Absent: Commissioner Nakashima.

ZT80.2 - CONSIDERATION OF TEXT AMENDMENT INITIATED BY THE CITY PLANNING COMMISSION TO AMEND SECTION 1012 OF THE CITY PLANNING CODE TO INCREASE FILING FEES FOR APPLICATIONS FOR DESIGNATION OF A LANDMARK TO \$500 AND FOR APPLICATIONS FOR DESIGNATION OF AN HISTORIC DISTRICT TO \$1,000, AND TO DELETE CERTAIN EXEMPTIONS FROM FILING FEES.

Mr. Passmore indicated that a draft resolution was before the Commission.

APRIL 10, 1980

Commissioner Bierman moved approval of the draft resolution. The motion was seconded by Commissioner Dearman and passed unanimously as City Planning Commission Resolution No. 8558. Absent: Commissioner Nakashima.

REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 2542-44 WASHINGTON STREET, NORTH SIDE BETWEEN FILLMORE AND STEINER STREETS, LOT 11 IN ASSESSOR'S BLOCK 606, FOR A 4-UNIT CONDOMINIUM CONVERSION SUBDIVISION WITH AN EXCEPTION TO SUBDIVISION CODE PROVISIONS REGARDING THE CREATION OF VACANCIES FOR THE PURPOSE OF PREPARING THE BUILDING FOR CONVERSION.

(The staff will recommend that this matter be continued until April 17, 1980)

Mr. Passmore said that the staff recommendation was that the matter be continued to April 17, 1980. There was no opposition to this.

Commissioner Dearman moved the staff recommendation. The motion was seconded by Commissioner Bierman and passed unanimously. Absent: Commissioner Nakashima.

EE79.52 - CONSIDERATION OF CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT FOR WASTE WATER SLUDGE MANAGEMENT PROJECT FOR THE SAN FRANCISCO BAY REGION AND THE CITY AND COUNTY OF SAN FRANCISCO. PROPOSAL FOR A TWO-STAGE COMPOSTING AND LANDFILLING PROJECT FOR SAN FRANCISCO SEWAGE SLUDGE DISPOSAL. ALTERNATIVE SITES IN THE CITY OF BRISBANE AND IN THE CITY OF MOUNTAIN VIEW ARE PROPOSED FOR THE COMPOSTING OPERATION.

(Continued from the Regular Meeting of August 9, 1979)

Selina Bendix, Environmental Review Officer, said that: "Before the Board of Supervisors can approve this Regional Sludge Management Plan, you must certify the impact assessment of Volume 1. San Francisco must approve the regional plan if it is to get State money for sludge handling."

Certification and approval of the local plan (Volume IV) is not necessary for the release of state money. The Environmental Impact Chapter (5) of Volume IV is currently somewhat out of date. The state of the art in sludge management, including sludge composting hazard evaluation, is moving rapidly and the City is in the process of developing its own plan for sludge management. This new plan should be completed sometime in 1981.

When the City completes its sludge plan, there will be environmental review of the options selected. At that time the public can be adequately informed of any dangers associated with sludge use. If the present EIR is certified, the City would be able to save time and money on its subsequent sludge EIRs, since much of the background information on some of the options is included in this document."

Dr. Bendix, then, noted that a draft resolution, certifying the final Environmental Impact Report and finding that the Plan could not have a significant effect on the environment, was before the Commission.

Commission Bierman said that she was troubled still about the composting aspects of the Plan and the dangers inherent in the transportation of sludge through and near residential neighborhoods.

Dr. Bendix noted that, if the Commission was to find that the project would have a significant effect, specific impacts would have to be identified.

Commissioner Bierman moved approval of a draft resolution having the following "Resolved" clause: "AND BE IT FURTHER RESOLVED, That the Commission in certifying the completion of said Report does hereby find that the project as proposed could have a significant effect on the environment, with respect to odors, air quality, heavy metals contamination and vehicular traffic. The motion was seconded by Commissioner Dearman and passed unanimously as City Planning Commission Resolution No. 8559. Absent: Commissioner Nakashima.

LM79.4 - CONSIDERATION OF BELTLINE RAILROAD ROUNDHOUSE COMPLEX AT BLOCK BOUNDED BY LOMBARD AND SANSOME STREETS AND THE EMBARCADERO, LOT 1 IN ASSESSOR'S BLOCK 58, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Material, contained in a case report prepared by the Landmarks Board, was summarized by Jean Kortum, a member of the Board:

Commissioner Kelleher wondered if the exterior condition of the building warranted landmark status.

President Rosenblatt said that the best argument for the building was its historic value. He asked Ms. Kortum about the possibility of adaptive reuse. Ms. Kortum said that she knew of a number of proposals including the development of a restaurant.

With respect to the interior of the building, President Rosenblatt said that he would be reluctant to initiate designation, of the interior of the building, without notice to the Port of San Francisco.

Ms. Kortum said that the interior of the building was an architect's delight. Commissioner Karasick said that the interior of the building was equally interesting and should be designated.

Commissioner Bierman moved that the interior and exterior of the building be designated as landmarks. The motion was seconded by Commissioner Dearman and passed unanimously as City Planning Commission Resolution No. 8560. Voting no: Commissioner Kelleher. Absent: Commissioner Nakashima.

LM79.5 - CONSIDERATION OF HEALTH SCIENCES LIBRARY AT 2395 SACRAMENTO STREET, SOUTHWEST CORNER AT WEBSTER STREET, LOT 16 IN ASSESSOR'S BLOCK 637, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Representing the Pacific Medical Center, Mr. Oren Reinbolt was present.

Robert Passmore, Assistant Director of Planning, noted that the Medical Center had requested a three (3) months delay. The staff, he said, recommends one month.

Commissioner Bierman moved that the matter be continued to May 8th. The motion was seconded by Commissioner Kelleher and passed unanimously.

LM80.2 - CONSIDERATION OF B'NAI DAVID AND CHEVRA MIKVAH ISRAEL TEMPLE AT 3535 - 19TH STREET, SOUTH SIDE BETWEEN VALENCIA AND LINDA STREETS, LOT 63 IN ASSESSOR'S BLOCK 3597, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Material, contained in the case report of the Landmarks Board, was summarized by Betty De Losada, a member of the Board.

Robert Passmore, Assistant Director of Planning, noted that the staff recommendation was for approval of the proposal to designate the building.

Commissioner Bierman moved approval of the staff recommendation. The motion was seconded by Commissioner Dearman and passed unanimously as City Planning Commission Resolution No. 8561. Absent: Commissioner Nakashima.

DR80.4 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 7907774, 7907775, 7907776 TO BUILD THREE DUPLEXES ON THREE UPHILL SLOPING LOTS, EACH UNIT HAVING ROOMS ON MORE THAN ONE LEVEL, IN AN RH-3 (HOUSE, THREE-FAMILY) AND 40-X HEIGHT AND BULK DISTRICT AT 575-579 - 27TH STREET NEAR CASTRO; LOTS 34, 35 AND 36 IN ASSESSOR'S BLOCK 6590. (Continued from the Regular Meeting of March 20, 1980 - The Department of City Planning will recommend continuation to May 8, 1980 to obtain additional information concerning views and vehicular assess easements.)

Mr. Passmore noted that the staff was recommending continuance to May 8, 1980.

Commissioner Karasick moved the staff recommendation. The motion was seconded by Commissioner Dearman and passed unanimously.

CU79.69 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 340-70 GUERRERO STREET, WEST SIDE, INCLUDING FRONTAGE ON 15TH AND 16TH STREETS, WITHIN BLOCK ALSO BOUNDED BY DOLORES STREET (FORMERLY FOREMOST-McKESSON PLANT), LOTS 10, 24 AND 56 IN ASSESSOR'S BLOCK 3556, FOR A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 141 DWELLING UNITS, 2 RETAIL SHOPS, AND 141 PARKING SPACES, REQUIRING EXCEPTIONS TO FRONT SETBACKS, REAR YARDS AND PARKING IN REAR YARDS, IN A C-2 (COMMUNITY BUSINESS) AND RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT. (Continued from the Regular Meeting of March 6, 1980 - Applicant has requested continuation to April 17, 1980 - The Department of City Planning will recommend continuation to May 8, 1980)

Mr. Passmore noted that the staff recommendation was to continue the matter to May 8, 1980.

Commissioner Dearman moved the staff recommendation. The motion was seconded by Commissioner Karasick and passed unanimously.

EE79.346 - APPEAL OF PRELIMINARY NEGATIVE DECLARATION FOR A PROPOSED PLANNED UNIT DEVELOPMENT; ON NORTH AND SOUTH SIDES OF FRANCISCO STREET EAST OF GRANT AVENUE, INCLUDING FRONTAGE ON PFEIFFER STREET, LOT 2 IN ASSESSOR'S BLOCK 39 AND LOTS 10 AND 12-24 IN ASSESSOR'S BLOCK 55, FOR 20 DWELLING UNITS REQUIRING EXCEPTIONS TO THE REAR YARD AND USABLE OPEN SPACE PROVISIONS OF THE CITY PLANNING CODE, AND FOR A COMMUNITY GARAGE WITH 38 OFF-STREET PARKING SPACES, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT. (Continued from the Regular Meeting of April 3, 1980)

Carol Roos, Technical Editor, Office of Environmental Review, discussed the context of the preliminary Negative Declaration for the proposed project. Additionally, she indicated that the Negative Declaration would require amendment to reflect the unwillingness of the project sponsor to provide for the maintenance of the developed Pfeiffer Street right-of-way.

Ms. Roos then summarized the basis of the appeal of the preliminary Negative Declaration. The appellant, Diane Hunter, based her appeal on traffic impacts, adverse effects of construction on the neighborhood, the proximity of the proposed project to chemical storage facilities, cumulative impacts from adjacent development and view blockage, she said.

Lawrence Manning, an Attorney, represented Diane Hunter.

Robert Katz, representing the Telegraph Hill Dwellers, discussed his letter, to the Planning Department, dated March 26, 1980. He said that the preliminary Negative Declaration had not responded to the issues raised in his letter. He asked that the letter be appended to the Negative Declaration.

Edward Wynne, an Attorney, and Edgar Bruce Ross, an Architect, represented the project sponsor.

Robert Passmore, Assistant Director of Planning, said that the staff recommendation was to amend Page 10 of the Negative Declaration to define open space as open space "open-to-the-sky", to append Exhibit 5 of the document entitled "Telegraph Hill Condominium Project" to the Negative Declaration as mitigation to the extent that those conditions exceed those of the Department and to sustain the Negative Declaration.

Commissioner Karasick moved approval of the staff recommendation. The motion was seconded by Commissioner Dearman and passed unanimously as City Planning Commission Resolution No. 8562. Absent: Commissioner Nakashima.

CU79.70 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE ON NORTH AND SOUTH SIDE OF FRANCISCO STREET EAST OF GRANT AVENUE, INCLUDING FRONTAGE ON PFEIFFER STREET, LOT 2 IN ASSESSOR'S BLOCK 39 AND LOTS 10 AND 12-24 IN ASSESSOR'S BLOCK 55, FOR A PLANNED UNIT DEVELOPMENT FOR 20 DWELLING UNITS REQUIRING EXCEPTIONS TO THE REAR YARD AND USABLE OPEN SPACE PROVISIONS OF THE CITY PLANNING CODE, AND FOR A COMMUNITY GARAGE WITH 38 OFF-STREET PARKING SPACES, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
(Continued from the Regular Meeting of April 3, 1980)

With respect to mitigation of impacts in terms of traffic, views, the Pfeiffer Street stub, the proximity of the proposed project to chemical storage facilities and soils stability, Diane Hunter asked if compliance could be assured.

Edward Wynne, an Attorney, representing the project sponsor, said that the sponsor had agreed to all the conditions developed by the Telegraph Hill Dwellers and that with respect to compliance a bond would be posted.

With respect to design of the Pfeiffer Street Open Space and Francisco Street stub improvements, Commissioner Starbuck said that the project sponsor of Wharf Park II should be involved.

Mr. Wynne said that his client would coordinate with the Wharf Park developers.

Jack Moss, of the Telegraph Hill Dwellers, was present.

Robert Passmore, Assistant Director of Planning, said that, with two conditions, the staff recommendation was for approval of the project. The two conditions were: (1) The project is required to comply with plans submitted as part of the application for Conditional Use Authorization under Conditional Use Application No. CU79.70, and (2) Mitigation Measures as required by the final Negative Declaration become part of the conditions of the Conditional Use Authorization.

Commissioner Bierman moved the staff recommendation. She noted that everyone involved had worked extremely hard and that the degree of cooperation had been exemplary. The motion was seconded by Commissioner Dearman and passed unanimously as City Planning Commission Resolution No. 8563. Absent: Commissioner Nakashima.

The meeting was adjourned at 6:10 p.m.

Respectfully submitted,

Lee Woods, Jr.
Administrative Secretary
City Planning Commission

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4/17/80

— SAN FRANCISCO
= CITY PLANNING COMMISSION
= SUMMARY OF THE
REGULAR MEETING
THURSDAY
= APRIL 17, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

JUN 9 1980

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

1:00 P.M.

1. Current Matters

A. Director's Report

1. Informational Presentation on proposed charter revisions.

No Action taken.

2. Review of landscaping plans for Merchant Street (Revocable Encroachment Permit previously approved under R74.64).

Passed motion approving landscaping plans for Merchant Street.

With respect to a proposal to include a bait and tackle shop at the water's edge near the fishing pier in the North Point Pier Project, the Commission asked that the staff bring to it the building permit application.

B. Commissioners' Questions and Matters

To consider the possible designation, of Market and Stockton Streets, as Transit Preferential Streets, the Commission agreed to a joint meeting with the Public Utilities Commission.

With respect to the Victorian Hotel, Commissioner Bierman said that the existing use should be retained. She asked that a staff person join her in a meeting with the project sponsor proposing adjacent development.

APRIL 17, 1980

1:00 P.M. (Cont)

President Rosenblatt asked the staff to explore the possibility of an amendment to the text of the City Planning Code. The Amendment, he said, would require an applicant or project sponsor to provide earlier notice of proposed development.

2:00 P.M.

2. EE79.372 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THREE EXPERIMENTAL STREET CLOSURES IN GOLDEN GATE PARK FOR A PERIOD OF THREE MONTHS.

Disapproved Resolution No. 8564 Vote 7-0

2:30 P.M.

3. LM79.2 - CONSIDERATION OF SAN FRANCISCO MINING EXCHANGE AT 350 BUSH STREET, LOT 3 IN ASSESSOR'S BLOCK 269, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO PROPOSE TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.
(Continued from the Regular Meeting of March 27, 1980)

Passed motion to continue to May 1, 1980
Vote 7-0

4. DR80.9 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8001277 TO ESTABLISH A RESTAURANT (DONUT SHOP) AT 1794 HAIGHT STREET, CORNER OF SCHRADER, A DISTRICT IN WHICH THE COMMISSION HAS HAD A POLICY OF DISCRETIONARY REVIEW; LOT 14 IN ASSESSOR'S BLOCK 1229.

Approved Resolution No. 8565 Vote 7-0

3:00 P.M.

5. R79.45 - SIDEWALK CHANGE, PORTION OF LONDON AND PARIS STREETS, NORTH OF EXCELSIOR AVENUE, ADJACENT TO EXCELSIOR SCHOOL, ASSESSOR'S BLOCK 6012.

Passed motion to continue to May 1, 1980
Vote 7-0

3:00 P.M. (Cont)

6. PUBLIC HEARING TO CONSIDER THE COMPLETED BERNAL HEIGHTS EAST SLOPE STUDY.

Approved Resolution No. 8566 Vote 7-0

4:00 P.M.

7. REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 2542-44 WASHINGTON STREET, NORTH SIDE BETWEEN FILLMORE AND STEINER STREETS, LOT 11 IN ASSESSOR'S BLOCK 606, FOR A 4-UNIT CONDOMINIUM CONVERSION SUBDIVISION WITH AN EXCEPTION TO SUBDIVISION CODE PROVISIONS REGARDING THE CREATION OF VACANCIES FOR THE PURPOSE OF PREPARING THE BUILDING FOR CONVERSION.
(Continued from the Regular Meeting of April 10, 1980)

Passed motion to continue to May 1, 1980
Vote 7-0

Adjournment.

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4/17/80

SAN FRANCISCO
CITY PLANNING COMMISSION
MINUTES
OF THE
REGULAR MEETING
HELD
THURSDAY
APRIL 17, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.
APR 22 1980
SAN FRANCISCO
IN 101

The San Francisco, City Planning Commission met pursuant to notice on Thursday, April 17, 1980, at 1:00 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice President; Susan J. Bierman, Norman Karasick, Eugene Kelleher, Yoshio Nakashima and Charles Starbuck, III, member of the City Planning Commission.

ABSENT: None

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert Passmore, Assistant Director of Planning; George Williams, Assistant Director of Planning; Calvin Malone, Planner IV; Charles Gill, City Planning Coordinator; Glenda Skiffer, Planner III; Roger Herrera, Planner II; Joe Fitzpatrick, Planner III; Jim Miller, Planner II and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner. Mike Mewhinney represented the San Francisco Progress.

CURRENT MATTERS

A. Director's Report

1. INFORMATIONAL PRESENTATION ON PROPOSED CHARTER REVISIONS.

Rai Okamoto, Director of Planning, introduced the subject by saying that it had been calendered at the request of the Commission.

President Rosenblatt said that overall it was not clear that any of the proposed revisions would improve anything. Many things are different, he said, but there is no reason to believe that these changes are an improvement. If there is no clear reason to change, change is not justified, he said.

Specifically, President Rosenblatt said that the selection procedure for Commissioners and Director was clouded in indecision. He said that it was very important that the Commission retain the power to appoint its Secretary and to select Consultants. The Deputy Director should be appointed and the Zoning Administrator should remain Civil Service, he said. With respect to a proposal to require Board of Supervisor adoption of the Master Plan, he said that he had mixed feelings. I believe, he said, that the Commission would be more inclined to adhere to Master Plan policy in reviewing development proposals.

Continuing, he said that in his view, it was a mistake to include a long range planning function in the Mayor's Office. He said that the proposed revisions contained neither reference to the Commission's relationship to the Arts Commission nor reference to regional agencies. Further, he said that, under a scheme including a Director of Planning in the Mayor's Office, a Zoning Administrator as head of the Department and Master Plan adoption by the Board, it was not a big step to a City Planning Commission as a permit processing board without a long range planning function.

Responding to a question from G. B. Platt, President of Landmarks Preservation Advisory Board Rosenblatt said that he favored an appointed Commission of seven persons.

Rai Okamoto, Director of Planning, said that the Department could subscribe to the view that institutions should not be changed without a clear indication that something better is to be achieved. With respect to the use of federal program grants by the Mayor's Office, we are apprehensive about the continued strength of the Department and Commission, he said. There is the possibility of the creation of a separate planning function.

Further, he said that a Master Plan adopted by the Board and signed by the Mayor, might have more relevance for the City. Also, he said that the absence of conflict between the Zoning Administrator and the Director might be more circumstantial than anything else.

George Williams, Assistant Director of Planning, said that City government was burdened by an overly elaborate system of checks and balances. In terms of a long-range planning capability, the chief executive needs firmer control, he said. Further, he said that a Master Plan, endorsed neither by the Mayor nor by the Board, was not of or for the City.

Clyde Fisher, a former Zoning Administrator, said that the essential task was to keep the planning function as close to the "center" as possible.

The presentation concluded. President Rosenblatt said that he would draft a letter to the Charter Commission. It will express the Commission's views and incorporated will be the staff's view.

2. REVIEW OF LANDSCAPING PLANS FOR MERCHANT STREET
(Revocable Encroachment Permit previously approved under R74.64).

Charles Gill, City Planning Coordinator, said that the Board of Supervisors, in approving a Revocable Encroachment Permit for Merchant Street, had required approval of landscaping plans by the Commission. This requirement was not fully realized by the Department, and landscaping plans were approved administratively, he said. We, therefore, ask for a simple motion of approval. Landscaping plans were available for the Commission's review.

Commissioner Karasick moved approval of the Plans. The motion was seconded by Commissioner Nakashima and passed unanimously.

With respect to a proposal to include a bait and tackle shop at the water's edge near the fishing pier in the North Point Pier Project, the Commission asked that the staff bring to it the building permit application.

B. Commissioners' Questions and Matters

To consider the possible designation, of Market and Stockton Streets, as Transit Preferential Streets, the Commission agreed to a joint meeting with the Public Utilities Commission.

With Respect to the Victorian Hotel, Commissioner Bierman said that the existing use should be retained. She asked that a staff person join her in a meeting with the project sponsor proposing adjacent development.

President Rosenblatt asked the staff to explore the possibility of an amendment to the text of the City Planning Code. The Amendment, he said, would require an applicant or project sponsor to provide earlier notice of proposed development.

EE79.372 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION
FOR THREE EXPERIMENTAL STREET CLOSURES IN GOLDEN
GATE PARK FOR A PERIOD OF THREE MONTHS.

Robert Passmore, Assistant Director of Planning, noted that it was the Recreation and Park Department proposing the temporary street closures. The appeal, he said, was filed by Larry Lee, President of the Richmond District Council. The Council believes that the proposal will result in additional congestion on already congested residential streets, he said. Further, Mr. Passmore noted that the proposal had the support of the MUNI Railway.

Debra Lerner, representing the Golden Gate Park Master Plan Project, noted that both 6th and 10th Avenue entrances would remain open.

President Rosenblatt stressed that the question before the Commission was the completeness and accuracy of the Negative Declaration with respect to impacts on the environment.

Charlotte Elam urged the Commission to require an Environmental Impact Report (EIR). The proposal will increase automobile congestion in the residential areas, she said.

Evelyn Ninstadt said that the proposal would lead ultimately to the complete closure of the park and the saturation of residential areas with autos. She urged denial of the proposal.

Edith Hedler, a resident of the area, spoke of impacts and urged that an EIR be required. Marie Hong supported this same view.

Edith Freed, of the Citizens Committee for Golden Gate Park, said that the park was an asset for the entire City, that auto traffic impeded enjoyment of the park and that the closures were temporary only.

Nancy Dikes, Business Manager of the California Academy of Sciences, said that limits on traffic would hurt tenants of the concourse area.

Robert Passmore, Assistant Director of Planning, said that the staff recommendation was to sustain the Negative Declaration. The matter has been reviewed and approved by ISCOTT, and an EIP would require the type of data which will be generated by these trial closures, he said.

Commissioner Bierman moved approval of the staff recommendation to sustain the Negative Declaration funding that there could not be a significant effect on the environment. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8564.

LM79.2 - CONSIDERATION OF SAN FRANCISCO MINING EXCHANGE AT 350 BUSH STREET, LOT 3 IN ASSESSOR'S BLOCK 269, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO PROPOSE TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.
(Continued from the Regular Meeting of March 27, 1980)

Mr. Passmore said that the staff recommendation was to continue the matter to May 22, 1980. He noted that there were no demolition permit applications pending for the building.

Commissioner Bierman moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima and passed unanimously.

DR80.9 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8001277 TO ESTABLISH A RESTAURANT (DONUT SHOP) AT 1794 HAIGHT STREET, CORNER OF SCHRADER, A DISTRICT IN WHICH THE COMMISSION HAS HAD A POLICY OF DISCRETIONARY REVIEW; LOT 14 IN ASSESSOR'S BLOCK 1229.

A case report was summarized by Robert Passmore, Assistant Director of Planning. Mr. Passmore said that the staff recommendation was for approval with the following three (3) conditions:

1. That the applicant apply for no Alcoholic Beverages licenses.
2. That the applicant not operate after 11:00 p.m.
3. That no mechanical amusement devices be installed or used.

With no objection, Commissioner Nakashima moved approval of the staff recommendation. The motion was seconded by Commissioner Dearman and passed unanimously as City Planning Commission Resolution No. 8565.

R79.45 - SIDEWALK CHANGE, PORTION OF LONDON AND PARIS STREETS, NORTH OF EXCELSIOR AVENUE, ADJACENT TO EXCELSIOR SCHOOL, ASSESSOR'S BLOCK 6012.

Joe Fitzpatrick, Planner III, said that the staff recommended a continuance to May 1, 1980. There is some question about the adequacy of notice and we'll try to get residents and merchants together, he said.

Commissioner Bierman moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima and passed unanimously.

PUBLIC HEARING TO CONSIDER THE COMPLETED BERNAL HEIGHTS EAST SLOPE STUDY.

Chuck Tanner, of the Community Design Center, summarized the content of the document entitled "Bernal Heights East Slope Study". He described the document as a coherent set of policies and guidelines for development in a relatively undeveloped area. For developers, it presents community concerns in a unified fashion, he said.

Bob Dutra, of the Mullen-Halladay Group, urged the Commission to institute some type of formal notification system for the area. The large number of undeveloped lots makes notification absolutely appropriate, he said.

Andy Lisere and Robert Epton urged the Commission to accept the study.

Roger Herrera, Planner II, said that the staff had a number of specific reservations but that the staff recommendation was for Commission acceptance of the study. There is a draft resolution before the Commission, he noted.

With respect to notification, Commissioner Bierman said that she agreed with Mr. Dutra.

Mr. Passmore noted that the area studied was a "slide prone area", and that notice would be provided through the environmental review process.

Commissioner Dearman moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8566.

REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2542-44 WASHINGTON STREET, NORTH SIDE BETWEEN FILLMORE AND STEINER STREETS, LOT 11 IN ASSESSOR'S BLOCK 606, FOR A 4-UNIT CONDOMINIUM CONVERSION SUBDIVISION WITH AN EXCEPTION TO SUBDIVISION CODE PROVISIONS REGARDING THE CREATION OF VACANCIES FOR THE PURPOSE OF PREPARING THE BUILDING FOR CONVERSION.

(Continued from the Regular Meeting of April 10, 1980)

Jim Miller, Planner II, said that the applicant had requested a two weeks continuance. One co-applicant is out of town, and we need time to clarify information in the application, he said.

Commissioner Dearman moved that the matter be continued to May 1, 1980. The motion was seconded by Commissioner Nakashima and passed unanimously.

The meeting was adjourned at 5:15 p.m.

Respectfully submitted,

Lee Woods, Jr.
Administrative Secretary
City Planning Commission

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~~SAN FRANCISCO~~
~~CITY PLANNING COMMISSION~~
~~SUMMARY OF THE~~
~~REGULAR MEETING~~
~~THURSDAY~~
~~APRIL 24, 1980~~
~~ROOM 282, CITY HALL~~
~~1:30 P.M.~~

DOCUMENTS DEPT.

JUN 9 1980

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

1:30 P.M.

1. Current Matters

A. Director's Report.

B. Commissioners' Questions and Matters

President Rosenblatt noted that Interior Secretary Andrus had relieved William Whalen of his duties as Manager of the Golden Gate National Recreation Area. He proposed that he send a telegram to the Interior Secretary. I would very much like to commend Mr. Whalen for his and G.G.N.R.A.'s Accomplishments, he said. The Commission concurred.

By a unanimous vote, the Commission established a policy of Discretionary Review of any building permit application for the former Sutro Baths Site.

2:00 P.M.

2. ZM79.18 - CONSIDERATION OF RECLASSIFICATION OF PROPERTY AND
ZT79.5 AMENDMENT OF CITY PLANNING CODE CONCERNING PROPERTY AT
THE FORMER SUTRO BATHS SITE, NORTH OF POINT LOBOS
AVENUE, LOT 21 IN ASSESSOR'S BLOCK 1313, TO ESTABLISH
A SPECIAL USE DISTRICT TO REQUIRE CONDITIONAL USE
AUTHORIZATION FOR ALL USES, A BUILDING HEIGHT LIMITATION
TO 40 FEET ABOVE GRADE AT ANY POINT, AND LIMITATION OF
SITE AREA ON WHICH BUILDINGS OR IMPROVEMENTS MAY BE
LOCATED, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.
(Continued from the Regular Meeting of December 13, 1979
and February 21, 1980)

Approved

Resolution No. 8567

Vote 7-0

APRIL 24, 1980

2:30 P.M.

3. RS79.108 - REVIEW FOR CONSISTENCY WITH MASTER PLAN OF 236-46 EUCLID AVENUE, NORTHEAST CORNER AT COLLINS STREET, LOT 12 IN ASSESSOR'S BLOCK 1045, FOR 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Application withdrawn - No Action taken.

4. RS80.22 - REVIEW FOR CONSISTENCY WITH MASTER PLAN OF 1907 LEAVEN-WORTH STREET, NORTHWEST CORNER AT GREEN STREET, LOT 4 IN ASSESSOR'S BLOCK 122, FOR 12-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved with conditions Resolution No. 8568
Vote 4-3

Voting no: Commissioners Bierman, Dearman and Starbuck

5. RS80.75 - REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR 2025 BRODERICK STREET, WEST SIDE BETWEEN SACRAMENTO AND CLAY STREETS, LOT 2 IN ASSESSOR'S BLOCK 1005, FOR 8-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved with conditions Resolution No. 8569
Vote 4-3

Voting no: Commissioners Bierman, Dearman and Starbuck

6. RS80.72 - REVIEW FOR CONSISTENCY WITH MASTER PLAN OF 3825 SCOTT STREET, NORTHWEST CORNER AT JEFFERSON STREET, LOT 1H IN ASSESSOR'S BLOCK 912, FOR 18-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved with conditions Resolution No. 8570
Vote 4-3

Voting no: Commissioner Bierman, Dearman and Starbuck

3:30 P.M.

7. RS80.59 - REVIEW FOR CONSISTENCY WITH MASTER PLAN OF 3620 - 19TH STREET, INTERIOR PORTION OF BLOCK ALSO BOUNDED BY OAKWOOD, 18TH AND GUERRERO STREETS, LOT 18, 68 AND 70 IN ASSESSOR'S BLOCK 3587, FOR 31-UNIT CONDOMINIUM SUB-DIVISION (EE78.248).

NOTE: TO PROVIDE ADDITIONAL PUBLIC NOTICE, THE STAFF WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO MAY 15, 1980.

Passed motion to continue to May 15, 1980. Vote 7-0

3:30 P.M. (Cont)

8. RS80.7 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 2200 PACIFIC AVENUE, NORTHWEST CORNER AT BUCHANAN STREET, LOT 20 IN ASSESSOR'S BLOCK 580, FOR 65-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

(Continued from the Regular Meeting of March 20, 1980)

Approved with conditions Resolution No. 8571

Vote 4-3

Voting no: Commissioners Bierman, Dearman and Starbuck

4:00 P.M.

9. EE79.480 - APPEAL OF PRELIMINARY NEGATIVE DECLARATION FOR PROJECT DESCRIBED UNDER THE NEXT ITEM. (CU80.11)

Disapproved/Appeal Resolution No. 8572 Vote 6-0

Absent: Commissioner Dearman

10. CU80.11 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT GRAY-STONE TERRACE AND IRON ALLEY, SOUTHWEST CORNER, A THROUGH LOT TO (AND PROPOSED TO INCLUDE PORTIONS OF) OLD BURNETT AVENUE, LOT 16 IN ASSESSOR'S BLOCK 2719B FOR EIGHT DWELLING UNITS ON LOT WITH EXISTING AREA OF 12,125 SQUARE FEET, WHEN 1,500 SQUARE FEET IS REQUIRED PER UNIT IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of April 3, 1980)

Approved with conditions Resolution No. 8573

Vote 4-2

Voting no: Commissioners Bierman and Starbuck

Absent: Commissioner Dearman

11. R79.50 - REVIEW FOR CONFORMITY WITH MASTER PLAN OF VACATION OF OLD BURNETT AVENUE, FROM COPPER ALLEY TO RACCOON DRIVE. (STAFF WILL RECOMMEND ACTION ON THIS REFERRAL IN CONJUNCTION WITH ACTION ON CU80.11)
(Continued from the Regular Meeting of April 3, 1980).

Passed motion to authorize the Director to Report:

(1) That the vacation of Old Burnett Avenue from the southerly line of the access driveway presently serving Lot 17 in Assessor's Block 2719B to Raccoon Drive, and from Copper Alley southerly and southeasterly, is not in conformity with the Master Plan, as no known proposals exist for its use, and (2) that the vacation of Old Burnett Avenue from the southerly line of the above access driveway to Copper Alley

4:00 P.M. (Cont)

11. R79.50 (Cont)

is in conformity with the Master Plan. It is further recommended that the disposition of this land provide (1) that any portions of the vacated right-of-way between the land required for private access or building construction and new Burnett Avenue be vacated to the City, (2) that the Iron Alley right-of-way be retained between Graystone Avenue and the public land abutting new Burnett Avenue, and (3) that the portion from Copper Alley approximately 65 feet northerly and westerly be vacated to the City, in order to provide a buffer zone between new Burnett Avenue and private development, with provision of a light, air and access easement to the abutting property in Assessor's Block 2718A, provided that there be no construction, with the exception of paving of access roads and necessary retaining walls, in those portions of Old Burnett Avenue, to be vacated and sold, east of the Walti property (Lot 17), south of the property owned by Lindstrom et al, proposed for twenty units. Construction, beyond paving and necessary retaining walls, would be permitted only on portions of Old Burnett Avenue as shown on plans submitted under Conditional Use Application No. CU80.11 and approved under City Planning Commission Resolution No. 8573.

Adjourned: 7:00 p.m.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
MAY 1, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

MAY 15 1980

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Nakshima,
Rosenblat and Sklar.

ABSENT: Commissioner Dearman.

1:00 P.M.

- I. Current Matters
 - A. Director's Report

The Director of Planning, Rai Okamoto, reported that the Department would participate in the California Tomorrow Intern program, and that a number of these interns would be assigned to the Department.

Gerald Owyang, Planner II, reported that Environmental Impact Reports (EIR) were pending for three (3) major downtown hotels, the Hilton Tower No. 2, the Holiday Inn and the Ramada Hotel. The Commission had been given copies of the work-scope outline for the draft EIR for the Hilton Tower No. 2. Mr. Owyang asked if the Commission wished to comment on the completeness of the work-scope outline.

Commissioner Starbuck asked if there was any possibility of a Master EIR for all three hotels. Mr. Owyang said that project phasing would make it difficult to do a Master EIR. Commissioner Starbuck said that, in this instance, a Master EIR could become the prototype for a Master EIR for the downtown.

The Director said that, in meetings with project sponsors or EIR consultants, the issue of a Master EIR would be resurfaced.

President Rosenblatt noted that, if the Commission chose to comment on the work-scope, the Commission could require still more information at the time of the hearing on the draft EIR.

MAY 1, 1980

1:00 P.M. (Cont)

A. Director's Report (Cont)

The Director noted that a draft Resolution, honoring Mr. Jack Spring on the occasion of his retirement as General Manager of the Recreation and Park Department, was before the Commission.

Commissioners Bierman and Rosenblatt said that they had no doubt that many people could continue to seek Jack Spring's counsel. Commissioner Bierman moved approval of the draft resolution. The motion was seconded by Commissioner Karasick and passed unanimously as City Planning Commission Resolution No. 8576.

Mr. Jack Spring was present, and he thanked the Commission.

Mary Anne Miller, Planner III, gave a brief status report on the program to develop housing on a number of surplus school sites.

Noting that school district architects would develop site plans based on staff developed development guidelines, President Rosenblatt said that the Commission might still chose to reserve final Planned Unit Development approvals until final plans are reviewed.

CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO ENTER INTO A PERSONAL SERVICES CONTRACT, WITH JON TWICHELL TO UNDERTAKE MAJOR TASKS OF THE CIVIC CENTER TRANSPORTATION SYSTEMS MANAGEMENT PROGRAM (TSM), FOR AN AMOUNT NOT TO EXCEED \$7,500.00. THE CIVIC CENTER TSM PROGRAM, AS AUTHORIZED BY CITY PLANNING RESOLUTION NO. 8113. IS FUNDED THROUGH A CONTRACT BETWEEN THE DEPARTMENT OF CITY PLANNING AND THE CALIFORNIA ENERGY COMMISSION.

George Williams, Assistant Director of Planning, indicated that a draft resolution containing the following "resolved" clause was before the Commission: "NOW, THEREFORE, BE IT RESOLVED, That the City Planning Commission does hereby authorize the Director of Planning, on behalf of the Transportation Policy Group, to negotiate and execute an agreement with Jon Twichell to perform certain tasks and services to comply with some of the corresponding obligations in the above mentioned Contract No. 400-79-059 with the California Energy Resources Conservation and Development Commission, for an amount not to exceed \$7,500."

1:00 P.M. (Cont)

A. Director's Report

Commissioner Bierman moved approval of the draft resolution. The motion was seconded by Commissioner Nakashima and passed by a vote 5-1 as City Planning Commission Resolution No. 8577. Voting no: Commissioner Starbuck. Absent: Commissioner Dearman.

B. Commissioners' Questions and Matters.

1:30 P.M.

2. LM79.2 - CONSIDERATION OF SAN FRANCISCO MINING EXCHANGE AT 350 BUSH STREET, LOT 3 IN ASSESSOR'S BLOCK 269, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO PROPOSE TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.
(Continued from the Regular Meeting of April 17, 1980)

Approved Resolution No. 8578 Vote 6-0
Absent: Commissioner Dearman

3. REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 2542-44 WASHINGTON STREET, NORTH SIDE BETWEEN FILLMORE AND STEINER STREETS, LOT 11 IN ASSESSOR'S BLOCK 606, FOR A 4-UNIT CONDOMINIUM CONVERSION SUBDIVISION WITH AN EXCEPTION TO SUBDIVISION CODE PROVISIONS REGARDING THE CREATION OF VACANCIES FOR THE PURPOSE OF PREPARING THE BUILDING FOR CONVERSION.
(Continued from the Regular Meeting of April 17, 1980)

Disapproved Resolution No. 8579 Vote 6-0
Absent: Commissioner Dearman

2:00 P.M.

4. CU80.20 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2020 JACKSON STREET, NORTH SIDE BETWEEN OCTAVIA AND LAGUNA STREETS, LOT 19 IN ASSESSOR'S BLOCK 591, FOR CONVERSION TO CREATE TWO DWELLING UNITS ON LOT WITH AREA OF 6,959 SQUARE FEET, WHEN 3,000 SQUARE FEET IS REQUIRED PER UNIT, IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT. (EE80.82)

Disapproved Resolution No. 8580 Vote 4-2
Voting no: Commissioners Bierman and Nakashima
Absent: Commissioner Dearman

MAY 1, 1980

2:00 P.M. (Cont)

5. CU80.14 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 180 URBANO DRIVE, INTERIOR PORTION OF BLOCK, BETWEEN VICTORIA STREET AND CORONA COURT, LOT 8 IN ASSESSOR'S BLOCK 6914, FOR 4-STALL COMMUNITY GARAGE, IN AN RH-1(D) (HOUSE, ONE-FAMILY DETACHED DWELLING) DISTRICT. (EE80.59)

Disapproved Resolution No. 8581 Vote 6-0
Absent: Commissioner Dearman

2:30 P.M.

6. CU80.19 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2489 - 19TH AVENUE, WEST SIDE BETWEEN ULLOA AND TARAVAL STREETS, LOT 17 IN ASSESSOR'S BLOCK 2406, FOR CONVERSION TO 35-PERSON CHURCH, IN AN RH-1(D) (HOUSE, ONE-FAMILY DETACHED DWELLING) DISTRICT. (EE80.71)

Approved with conditions Resolution No..8582
Vote 6-0
Absent: Commissioner Dearman

7. CU80.35 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 533 CASTRO STREET, EAST SIDE BETWEEN 18TH AND 19TH STREETS, LOT 68 IN ASSESSOR'S BLOCK 3583, FOR MEDICAL OFFICE ABOVE THE GROUND STORY, IN A C-2 (COMMUNITY BUSINESS) DISTRICT PENDING BEFORE THE BOARD OF SUPERVISORS FOR AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT. (EE80.123)

Approved with conditions Resolution No. 8583
Vote 6-0 Absent: Commissioner Dearman

3:00 P.M.

8. ZM80.1 - REQUEST FOR RECLASSIFICATION OF PROPERTY OF 4135 ARMY STREET, SOUTH SIDE BETWEEN NOE AND CASTRO STREETS, LOT 46 IN ASSESSOR'S BLOCK 6581, FROM AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) TO AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT. (EE80.40)

Disapproved Resolution No. 8584 Vote 6-0
Absent: Commissioner Dearman

MAY 1, 1980

3:00 P.M. (Cont)

9. ZM80.12 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 1801 FULTON STREET, SOUTHWEST CORNER AT MASONIC AVENUE, LOT 1 IN ASSESSOR'S BLOCK 1187, FROM AN RH-3 (HOUSE, THREE-FAMILY) TO AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) OR A C-1 (NEIGHBORHOOD SHOPPING) DISTRICT. (EE80.99)

Passed motion to continue to June 5, 1980

Vote 6-0

Absent: Commissioner Dearman

3:30 P.M.

10. ZM80.11 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 6900, 6901 AND 6940 GEARY BOULEVARD AND 490 - 33RD AVENUE, INCLUDING BOTH NORTH CORNERS AND SOUTHWEST CORNER, LOT 1 IN ASSESSOR'S BLOCK 1511, LOT 7 AND 22 IN ASSESSOR'S BLOCK 1465, AND LOT 12 IN ASSESSOR'S BLOCK 1464, FROM AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) TO AN RC-2 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE DENSITY) DISTRICT. (EE80.92)

Approved Resolution No. 8585 Vote 6-0

Absent: Commissioner Dearman

11. CU79.64 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT INDIA BASIN, SOUTHEASTERLY PORTION NORTHEAST OF GRIFFITH STREET AND INNES AVENUE, ASSESSOR'S BLOCK 4572, 4579, 4580-88, 4596-97, 4606-07, 4620-21 AND 4631, AND LOT 1 IN ASSESSOR'S BLOCK 4630 AND LOTS 9, 10 AND 10A IN ASSESSOR'S BLOCK 4644, FOR PLANNED UNIT DEVELOPMENT FOR MARINA WITH APPROXIMATELY 500 LIVE-ON BOAT SLIPS, 400 BOAT DRY STORAGE, OFFICE BUILDING, PARKING, STREET IMPROVEMENTS AND 4-ACRE PARK, IN AN M-2 (HEAVY INDUSTRIAL) DISTRICT. (EE79.12)

NOTE: BECAUSE ENVIRONMENTAL EVALUATION OF THIS PROJECT HAS NOT BEEN COMPLETED, THE STAFF WILL RECOMMEND THAT THIS MATTER BE CONTINUED INDEFINITELY.

Passed motion to continue to August 7, 1980
(Possibly)

Vote 6-0

Absent: Commissioner Dearman

4:00 P.M.

12. R79.45 - SIDEWALK CHANGE, PORTION OF LONDON AND PARIS STREETS, NORTH OF EXCELSIOR AVENUE, ADJACENT TO EXCELSIOR SCHOOL, ASSESSOR'S BLOCK 6012.
(Continued from the Regular Meeting of April 17, 1980)

Passed motion to authorized the Director to report that the matter is in conformity with the Master Plan.
Vote 6-0
Absent: Commissioner Dearman

4:30 P.M.

13. CU80.9 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2220-22 SACRAMENTO STREET, NORTH SIDE BETWEEN LAGUNA AND BUCHANAN STREETS, LOT 5 IN ASSESSOR'S BLOCK 627 FOR A 16-ROOM HOTEL (THE MANSION) AND NONPROFIT FOUNDATION (BUFANO SOCIETY OF THE ARTS) IN A BUILDING PROPOSED FOR DESIGNATION AS A LANDMARK (LM80.3, CHAMBERS MANSION) IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of April 3, 1980)

Approved with conditions Resolution No. 8586
Vote 5-1
Voting no: Commissioner Starbuck
Absent: Commissioner Dearman

Adjournment.

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5/80

DOCUMENTS DEPT.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
MAY 8, 1980
ROOM 232, CITY HALL
1:00 P.M.

11/1/80
CITY PLANNING
COMMISSION

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

APPROVAL OF MINUTES

Approval of Minutes of the Regular Meeting of April 10, 1980,
to be considered for approval.

Approved unanimously. Vote 7-0

1:00 P.M.

1. Current Matters
 - A. Director's Report

Larry Mansbach, Planner II, presented to the Commission a document entitled "Central Waterfront Plan". Mr. Mansbach said that there would be public meetings and a public hearing before the Commission. Upon adoption by the Commission, the document will become a part of the Comprehensive Plan, he said.

The Director reported that the Department had done an administrative amendment to the negative declaration for the proposed "Dritt" amendment to the initiated change in the text of the City Planning Code related to development "bonuses" in the downtown.

The Director indicated that the Commission had before it the formal language of a resolution for a proposal (ZME0.11) at 6900 Geary Boulevard. The proposed reclassification had been approved by the Commission at its regular meeting of May 1, 1980.

Commissioner Karasick moved that the Commission adopt the formal language of the resolution. The motion was seconded by Commissioner Nakashima and passed unanimously. Because she had not been present at the initial hearing, Commission Dearman abstained.

- B. Commissioners' Questions and Matters

May 8, 1980

1:30 P.M.2. PRESENTATION OF MASTER PLAN FOR THE PRESIDIO OF SAN FRANCISCO.

Informational Presentation - No Action taken.

2:00 P.M.3. LM79.5 - CONSIDERATION OF HEALTH SCIENCES LIBRARY AT 2395 SACRAMENTO STREET, SOUTHWEST CORNER AT WEBSTER STREET, LOT 16 IN ASSESSOR'S BLOCK 637, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

(Continued from the Regular Meeting of April 10, 1980)

Approved Resolution No. 8587 Vote 7-0

4. CONSIDERATION OF BUILDINGS FOR INCLUSION ON A LIST OF STRUCTURES OF MERIT.

(Continued from the Regular Meeting of April 10, 1980)

NOTE: A CITY ATTORNEY'S OPINION, REQUESTED BY THE COMMISSION, HAS NOT BEEN RECEIVED. THE COMMISSION WILL CONTINUE THIS MATTER AND TAKE PUBLIC TESTIMONY AT A LATER DATE.

Passed motion to continue to May 29, 1980. Vote 7-0

3:00 P.M.5. CONSIDERATION OF AMENDMENTS TO THE RESIDENCE ELEMENT OF THE COMPREHENSIVE PLAN WITH RESPECT TO CONDOMINIUM CONVERSION SUBDIVISIONS BY AMENDING OBJECTIVE 5, POLICY 4 (EXPAND OPPORTUNITIES FOR HOME OWNERSHIP) AND ADDING A NEW POLICY CONCERNING THE CONVERSION OF EXISTING RENTAL APARTMENT BUILDINGS INTO CONDOMINIUMS OR STOCK COOPERATIVES ONLY WHEN THE CONVERSION MEETS CERTAIN CRITERIA.

Passed motion to continue to June 12, 1980. Vote 7-0

6. CONSIDERATION OF ENDORSEMENT OF AMENDMENTS TO PART II, CHAPTER XIII (SUBDIVISION CODE), SAN FRANCISCO MUNICIPAL CODE WITH RESPECT TO CONDOMINIUM SUBDIVISIONS.

Passed motion to continue to June 12, 1980. Vote 7-0

May 8, 1980

4:00 P.M.

7. CU79.69 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 340-70 GUERRERO STREET, WEST SIDE, INCLUDING FRONTAGE ON 15TH AND 16TH STREETS, WITHIN BLOCK ALSO BOUNDED BY DOLORES STREET (FORMERLY FOREMOST-MCKESSON PLANT); LOTS 10, 24 AND 56 IN ASSESSOR'S BLOCK 3556, FOR A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 141 DWELLING UNITS, 2 RETAIL SHOPS, AND 141 PARKING SPACES, REQUIRING EXCEPTIONS TO FRONT SET-BACKS, REAR YARDS AND PARKING IN REAR YARDS, IN A C-2 (COMMUNITY BUSINESS) AND RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.
(Continued from the Regular Meeting of April 10, 1980)

Approved with conditions
Vote 7-0

Resolution No. 8588

8. DR80.4 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 7907774, 7907775, 7907776 TO BUILD THREE DUPLEXES ON THREE UPHILL SLOPING LOTS, EACH UNIT HAVING ROOMS ON MORE THAN ONE LEVEL, IN AN RH-3 (HOUSE, THREE-FAMILY) AND 40-X HEIGHT AND BULK DISTRICT AT 575-579 - 27TH STREET NEAR CASTRO; LOTS 34, 35 AND 36 IN ASSESSOR'S BLOCK 6590.
(Continued from the Regular Meeting of April 10, 1980)

NOTE: STAFF WILL RECOMMEND CONTINUATION TO MAY 22, 1980, AT REQUEST OF BOTH APPLICANT AND INITIATOR OF DISCRETIONARY REVIEW REQUEST.

Passed motion to continue to May 22, 1980.

Vote 7-0

Adjourned:

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DOCUMENTS REPT.
JUL 10 1980
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SAN FRANCISCO
CITY PLANNING COMMISSION
MINUTES
REGULAR MEETING
HELD
THURSDAY
MAY 8, 1980
ROOM 282, CITY HALL
1:00 P.M.

The San Francisco City Planning Commission met pursuant to notice on Thursday, May 8, 1980, at 1:00 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice-President; Susan J. Bierman, Norman Karasick, Eugene Kelleher, Yoshio Nakashima and Charles Starbuck III, members of the City Planning Commission.

ABSENT: NONE

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert W. Passmore, Assistant Director of Planning; George A. Williams, Assistant Director of Planning; Alec Bash, Planner IV; Marie Zeller, Planner III; Jeremy Kotas, Planner II; Patrice Fambrini, Planner II; Lawrence Mansbach, Planner II and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner. Mike Mewhinney represented the San Francisco Progress.

APPROVAL OF MINUTES

The Minutes of the regular meeting of April 10, 1980, were approved unanimously.

CURRENT MATTERS

A. Director's Report

Larry Mansbach, Planner II, presented to the Commission a document entitled "Central Waterfront Plan". Mr. Mansbach said that there would be public meetings and a public hearing before the Commission. Upon adoption by the Commission, the document will become a part of the Comprehensive Plan, he said.

MAY 8, 1980

The Director reported that the Department had done an administrative amendment to the negative declaration for the proposed "Britt" amendment to the initiated change in the text of the City Planning Code related to development "bonuses" in the downtown.

The Director indicated that the Commission had before it the formal language of a resolution for a proposal (ZM80.11) at 6900 Geary Boulevard. The proposed reclassification had been approved by the Commission at its regular meeting of May 1, 1980.

Commissioner Karasick moved that the Commission adopt the formal language of the resolution. The motion was seconded by Commissioner Nakashima and passed unanimously. Because she had not been present at the initial hearing, Commissioner Dearman abstained.

B. Commissioners' Questions and Matters

PRESENTATION OF MASTER PLAN FOR THE PRESIDIO OF SAN FRANCISCO.

Rai Okamoto, Director of Planning, noted that the Presidio Master Plan had been submitted to the Association of Bay Area Governments (ABAG) for A-95 Review and that the Department of City Planning had been asked to comment on it pursuant to that process.

Col. F. Witney Hall, Commanding Officer of the Presidio and Lt. Col. Donald Svendsen, Facilities Engineer, represented the Presidio of San Francisco.

Robert Lilienthal represented the Presidio Heights Association of Neighbors.

Mrs. G. Bland Platt, President of the Landmarks Preservation Advisory Board, was present.

Gordon Choppell represented the National Park Service.

Jack Davis and Doug Nadeau, representing the Golden Gate National Recreation Area, were present.

At the conclusion of a brief discussion, President Rosenblatt thanked Colonels Hall and Svendsen for their presentation and for what he called a positive and cooperative relationship which existed between the Presidio and the City. No Commission action was required.

LM79.5 - CONSIDERATION OF HEALTH SCIENCES LIBRARY AT 2395 SACRAMENTO STREET, SOUTHWEST CORNER AT WEBSTER STREET, LOT 16 IN ASSESSOR'S BLOCK 637, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

(Continued from the Regular Meeting of April 10, 1980)

A case report, prepared by the Landmarks Preservation Advisory Board (LPAB) was summarized briefly by Robert Passmore, Assistant Director of Planning. He noted then that the Pacific Medical Center (PMC), owner of the subject property, had requested a continuance. Further, he noted that aspects of an expansion proposal, by PMC, would require Conditional Use approval.

Wendy Lincoln, representing attorney Willie Brown, said that Mr. Brown, as PMC's representative, had requested a continuance.

Commissioner Stallick asked if anything had taken place since the granting of the initial continuance.

Orin Reinboldt, Director of Facilities for PMC, said that nothing had taken place.

Commissioner Bierman said that she was willing to move a continuance to June 5th. Her motion was seconded by Commissioner Karasick.

Mr. Passmore said that the only matter before the Commission was the question of landmark status. PMC's expansion proposal will require conditional use, and it has no plans to demolish the building, he said.

President Rosenblatt said that a further continuance would create an awkward situation in so far as the institution had known, on April 10th, of the Commission's wish to move forward. It has had time, he said.

Mr. Reinboldt said it was possible that too much was being made of the matter and that PMC had not really known what would be the impact of designation.

Mr. Passmore said that the staff recommendation was for designation of the building as a landmark.

As a substitute motion, Commissioner Dearman moved approval of the staff recommendation. The motion was seconded by Commissioner Bierman and passed unanimously as City Planning Commission Resolution No. 8587.

CONSIDERATION OF BUILDINGS FOR INCLUSION ON A LIST OF STRUCTURES OF MERIT. (Continued from the Regular Meeting of April 10, 1980)

Mr. Passmore said that the City Attorney's opinion had not come still. We recommend a continuance to May 29th or June 12th, he said.

President Rosenblatt said that he agreed that the matter should be continued, that the Commission should continue to seek the City Attorney's opinion.

In the meantime, he suggested that Commission, staff and Landmarks Board consider another approach. Rather than on the designation of a list of "Structures of Merit", he suggested that emphasis be placed on notification. Property owners should know of our policy of Discretionary Review of Building Permit Applications in the downtown C-3 district and that one aspect of that policy is a concern for architecturally and/or historically significant buildings. The requirement for environmental evaluation of demolition permit applications and by extension the requirement for the submission of alternatives to demolition would continue, he said.

Commissioner Starbuck said that, nevertheless, he supported the notion of a list of "Structures of Merit".

Commissioner Nakashima noted that almost a year had elapsed since the initial request for an opinion. I don't believe that the Supreme Court would have taken one year, he said.

Commissioner Starbuck moved that the matter be continued to May 29, 1980. The motion was seconded by Commissioner Bierman and passed unanimously.

CONSIDERATION OF AMENDMENTS TO THE RESIDENCE ELEMENT OF THE COMPREHENSIVE PLAN WITH RESPECT TO CONDOMINIUM CONVERSION SUBDIVISIONS BY AMENDING OBJECTIVE 5, POLICY 4 (EXPAND OPPORTUNITIES FOR HOME OWNERSHIP) AND ADDING A NEW POLICY CONCERNING THE CONVERSION OF EXISTING RENTAL APARTMENT BUILDINGS INTO CONDOMINIUMS OR STOCK COOPERATIVES ONLY WHEN THE CONVERSION MEETS CERTAIN CRITERIA.

The Commission agreed that it would take testimony simultaneously on this item and Calendar Item No. 6.

CONSIDERATION OF ENDORSEMENT OF AMENDMENTS TO PART II, CHAPTER XIII (SUBDIVISION CODE), SAN FRANCISCO MUNICIPAL CODE WITH RESPECT TO CONDOMINIUM SUBDIVISIONS.

The subjects were introduced by Alec Bash, Environmental Review Officer (ERO). With respect to possible amendments to the Residence Element of the Master Plan, Mr. Bash summarized the Director's memorandum, of April 18, 1980, entitled "Amending the Residence Element of the Master Plan Relative to Condominium Conversions."

With respect to a proposed new Policy No. 5, Commissioner Karasick said that the language "Assure that purchasers of converted housing have been properly informed as to the physical condition of the structure which is offered for purchase" was both inappropriate and impractical. George Williams, Assistant Director of Planning, said that the language could be amended to read "informed of Code deficiencies".

Commissioner Dearman said that she still had concern about the enforceability of the ten percent low and moderate income "set-aside" requirements.

With respect to proposed amendments to the Subdivision Code, Mr. Bash discussed the Director's memorandum, of April 24, 1980, entitled "Proposed Amendments to (the) San Francisco Subdivision Code".

Commissioner Nakashima said that, in his view, there should be a limit on the number of life-time leases which would be accepted in lieu of "intents to purchase".

Commissioner Bierman said that Code required public hearings before the Commission, should be retained for conversions. In the context of the question of who might request a hearing before the Commission, Commissioner Karasick said let a subdivider also have the power to request a hearing. Commissioner Bierman said that a neighbor should have also this power.

With respect to methodology for determining if a vacant unit was a part of the low and moderate income housing stock, Commissioner Karasick said that the cost of improvements, beyond those code required, should be considered also.

Mr. Bash responded by saying that there was a problem if renovation costs were used to raise the price of a unit beyond the low and moderate income threshold.

With regard to the provision requiring "intent to purchase" from 40% of all units, Commissioner Karasick suggested that there could be many good reasons for vacancies and that perhaps there might be some way to "discount" vacant units.

James Johnson, a Real Estate Attorney, said that he supported Commissioner Karasick's views on the 40% intent to purchase provision.

Also, Mr. Johnson said that the provision, precluding an owner from moving into a building then proceeding to convert, was problematic.

Ronald Rattner, representing tenants at 1998 Broadway, said that the ten percent low and moderate "set-aside" could be used as a subtle form of bribery in attaining 40% intent purchase. Also, he testified against the use of the life-time lease in lieu of the "intent to purchase".

Carla Young, representing the tenants of 1644 Taylor Street, spoke in favor of the proposed amendment of Section 1386 related to evictions.

Michael Carey urged retention of required public hearings.

Carol Leder, a resident at 2200 Pacific Avenue, supported Commissioner Nakashima's position on life-time leases and the required percentage of tenant "intent to purchase".

Gwen Craig, representing the Catholic Social Services Agency, urged retention of a mandatory public hearing.

Bob Segal spoke in support of the provision which would require that 40% intent to purchase be based upon all units. Eve Evans supported the statement of Mr. Segal.

Martin Livingston urged retention of a mandatory public hearing.

Ted Kortz spoke in opposition to a provision which would require that no intents to purchase would be considered for units where evictions or involuntary relocations had occurred, for any reason, in the three years preceding the application.

May 8, 1980

Joe Smittian, representing the Coalition for Better Housing, said that responsible people did not participate in the types of abuses against which the proposed legislation was being directed.

Mark Litwin, an attorney, asked the Commission to consider the legitimate aspirations of those who wished to avail themselves to ownership opportunities.

Walter Park, of the Duboce Triangle Neighborhood Association, said that existing rental units should be preserved. He said that he favored a ban on conversions.

With respect to Commissioner Nakashima's earlier suggestions that the staff consider a provision to limit the extent to which life-time leases could be used to satisfy the intent to purchase requirement, President Rosenblatt asked that the staff consider an amendment, which would make it mandatory that all tenants, on a building proposed for conversion, be offered life-time leases and that the staff return with a recommendation on a possible amendment.

Commissioner Bierman moved then that both the Comprehensive Plan Amendments and the Subdivision Code Amendments be continued to June 12, 1980. The motion was seconded by Commissioner Nakashima and passed unanimously.

DR80.4 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 7907774, 7907775, 7907776 TO BUILD THREE DUPLEXES ON THREE UPHILL SLOPING LOTS, EACH UNIT HAVING ROOMS ON MORE THAN ONE LEVEL, IN AN RH-3 (HOUSE, THREE-FAMILY) AND 40-X HEIGHT AND BULK DISTRICT AT 575-579 - 27TH STREET NEAR CASTRO; LOTS 34, 35 AND 36 IN ASSESSOR'S BLOCK 6590.

(Continued from the Regular Meeting of April 10, 1980)

Noting the staff recommendation, Commissioner Nakashima moved that the matter be continued to May 22, 1980. The motion was seconded by Commissioner Bierman and passed unanimously.

CU79.69 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 340-70 GUERRERO STREET, WEST SIDE INCLUDING FRONTAGE ON 15TH AND 16TH STREETS, WITHIN BLOCK ALSO BOUNDED BY DOLORES STREET (FORMERLY FOREMOST-MCKESSON PLANT); LOT 10, 24 AND 56 IN ASSESSOR'S BLOCK 3556, FOR A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 141 DWELLING UNITS, 2 RETAIL SHOPS, AND 141 PARKING SPACES, REQUIRING EXCEPTIONS TO FRONT SET-BACKS, REAR YARDS AND PARKING IN REAR YARDS, IN A C-2 (COMMUNITY BUSINESS) AND RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

(Continued from the Regular Meeting of April 10, 1980)

Robert Passmore, Assistant Director of Planning, noted that the hearing had been continued to give the applicant time to study a number of proposed conditions for project approval. The conditions related to density, access, low and moderate income "set aside", parking in the rear yard, uncovered parking and building mass, he said.

August Strotz, the Project Architect, said that he had reviewed the conditions and that he had some objections. It is basically a question of development costs. My proposal is valid, well-designed and not overly expensive.

Arthur Morris, representing Supervisor Carol Ruth Silver, asked that the matter be continued for additional community input.

Jerry Freeman said that gentrification was threatening the neighborhood's character. He urged retention of a 25% low and moderate income "set-aside". Robert Laiman and Michael Gerber supported the statement of Jerry Freeman.

After further discussion of the conditions of the draft resolution, Mr. Strotz agreed to the following "Resolved" clause recommended for adoption by Mr. Passmore: AND BE IT FURTHER RESOLVED, That the City Planning Commission finds that the criteria set forth in Section 303(c) of the City Planning Code are met and said Conditional Use is hereby AUTHORIZED in accordance with standards specified in the City Planning Code and subject to further conditions as follows:

1. Plans submitted with this application shall be in general conformity with Exhibit B showing 148 dwelling units, and shall be revised to satisfy the conditions that follow below for the review and approval by the Department of City Planning prior to the issuance of any building permit, and shall in no case be revised to provide more than 148 dwelling units.
2. The street frontage of the lot along 15th Street shall be partly closed by locating some part of the building on 15th Street.
3. All parking not within the building shall be screened, covered or landscaped.
4. All automobile driveway surfaces within the lot boundaries and not covered as parking shall be textured by some means acceptable to the Department of City Planning such as Turf Block or Cobblestone paving.

5. Open spaces that will be developed for specific uses, such as children's play areas, shall be located and developed as part of the final revised site plan.
6. A complete landscape plan for the site shall be developed for review and approval by the Department of City Planning and included in the application for a site permit.
7. A mixture of 28 studio, 76 one-bedroom, 38 two-bedroom, and 6 three-bedroom units shall be included in the final plan. Such mixture shall not be achieved by excessive massing of buildings within the subject property, and may provide cause to reduce the number of dwelling units.
8. The 10% low- and moderate-income requirement of Section 1341(g) of the San Francisco Subdivision Code shall be raised to 15% for this proposal, proportionate to the unit mix called for under Condition #7.
9. Direct access to private open space at ground level shall be provided for lower units.
10. Automobiles that enter the site from the 16th Street frontage of Lot 24 shall exist from that frontage only and not pass over Lot 10; and automobiles that enter the site from the 16th Street frontage of Lot 10 shall exit from that frontage only.
11. Street facade designs on the Guerrero Street frontage shall employ the principles of the "Residential Design Guidelines for New Buildings in Older Neighborhoods".

Commissioner Nakashima moved approval of the draft resolution. The motion was seconded by Commissioner Karasick and passed unanimously as City Planning Commission Resolution No. 8588.

Adjourned: 6:15 P.M.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
MAY 15, 1980
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

MAY 28 1980

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Karasick, Nakashima,
Rosenblatt and Starbuck.

ABSENT: Commissioner Sklar.

1:30 P.M.

1. Current Matters

A. Director's Report

Presentation on Pedestrian and Goods Circulation in the
Downtown.

Informational presentation - No Action taken

CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF
PLANNING, ON BEHALF OF THE TRANSPORTATION POLICY GROUP, TO
NEGOTIATE AND EXECUTE AN AGREEMENT WITH WILBUR SMITH &
ASSOCIATES TO CONDUCT THE SECOND PHASE OF THE CONSULTANT
STUDY ON PEDESTRIAN CIRCULATION AND URBAN GOODS MOVEMENT
AS PART OF THE CENTER CITY CIRCULATION PROGRAM, FOR AN
AMOUNT NOT TO EXCEED \$12,000.

Approved Resolution No. 8589 Vote 5-1
Voting no: Commissioner Starbuck
Absent: Commissioner Sklar

B. Commissioners' Questions and Matters

2:00 P.M.

2. RS80.59 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 3620 - 19TH
STREET, INTERIOR PORTION OF BLOCK ALSO BOUNDED BY
OAKWOOD, 18TH AND GUERRERO STREETS, LOT 18, 68 AND 70
IN ASSESSOR'S BLOCK 3587, FOR 31-UNIT CONDOMINIUM
SUBDIVISION (EE78.248).

(Continued from the Regular Meeting of April 24, 1980)

NOTE: IN ORDER TO PROVIDE REQUIRED LEGAL NOTICE, THE
DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE
CONCLUDED TO A LATER DATE.

Passed motion to continue indefinitely
Absent: Commissioner Sklar

Vote 6-0

May 15, 1980

2:00 P.M. (Cont)

3. LM80.1 - CONSIDERATION OF THE HAMMERSMITH BUILDING AT 301-03 SUTTER STREET, SOUTHWEST CORNER AT GRANT AVENUE, LOT 1 IN ASSESSOR'S BLOCK 294, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 8590 Vote 6-0
Absent: Commissioner Sklar

4. LM80.4 - CONSIDERATION OF THE ST. JOSEPH'S CHURCH AND COMPLEX AT 220 - 10TH STREET, SOUTH CORNER AT HOWARD STREET, LOT 35 IN ASSESSOR'S BLOCK 3517, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 8591 Vote 6-0
Absent: Commissioner Sklar

5. LM80.5 - CONSIDERATION OF JULIUS' CASTLE AT 302-4 GREENWICH STREET, NORTHWEST CORNER AT MONTGOMERY STREET, LOTS 4 AND 5 IN ASSESSOR'S BLOCK 79, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 8592 Vote 6-0
Absent: Commissioner Sklar

3:00 P.M.

6. R20.9 - REVOCABLE ENCROACHMENT PERMIT FOR SIDEWALK CAFE AT THE NORTHWEST CORNER OF ARGUELLO AND CLEMENT STREETS; LOT 17 IN ASSESSOR'S BLOCK 1432.

Passed a motion to authorize the Director to report that the matter is consistent with the Master Plan.

7. CONSIDERATION OF A RESOLUTION OF INTENT TO RECLASSIFY LOT 66 IN ASSESSOR'S BLOCK 6692, COLLEGE AVENUE NEAR SAN JOSE AVENUE AT THE BERNAL CUT, FROM P TO RH-2.

Approved Resolution No. 8593 Vote 6-0
Absent: Commissioner Sklar

Adjourned: 4:00 P.M.

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~~SAN FRANCISCO~~
~~CITY PLANNING COMMISSION~~
~~MINUTES~~
REGULAR MEETING
HELD
THURSDAY
MAY 15, 1980
ROOM 282, CITY HALL
1:30 P.M.

The San Francisco City Planning Commission met pursuant to notice on Thursday, May 15, 1980, at 1:30 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice-President; Susan J. Bierman, Norman Karasick, Yoshio Nakashima and Charles Starbuck III, members of the City Planning Commission.

ABSENT: Commissioner Richard Sklar.

The staff of the Department of City Planning was represented by Milton Edelin, Acting Director of Planning; Robert Passmore, Assistant Director of Planning; George Williams, Assistant Director of Planning; Alan Lubliner, Staff Assistant VI; Joe Fitzpatrick, Planner III; Bernard Bremmer, Planner III, Chi-Hsin Shao, Transit Planner II and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner, Mike Mewhinney represented the San Francisco Progress and George Snyder represented the San Francisco Chronicle.

CURRENT MATTERS

A. Director's Report

Presentation on Pedestrian and Goods Circulation in the Downtown.

After a slide presentation, Alan Lubliner, Staff Assistant VI, described briefly the pedestrian circulation and urban goods movement aspects of the Center City Circulation Program. No Action was required of the Commission.

CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING ON BEHALF OF THE TRANSPORTATION POLICY GROUP, TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH WILBUR SMITH & ASSOCIATES TO CONDUCT THE SECOND PHASE OF THE CONSULTANT STUDY ON PEDESTRIAN CIRCULATION AND URBAN GOODS MOVEMENT AS PART OF THE CENTER CITY CIRCULATION PROGRAM, FOR A AMOUNT NOT TO EXCEED \$12,000.

MAY 15, 1980

The Acting Director of Planning, Milton Edelin, noted that a draft resolution was before the Commission.

Commissioner Nakashima moved approval of the draft resolution. The motion was seconded by Commissioner Bierman and passed by a vote of 5-1 as City Planning Commission Resolution No. 8589. Voting no: Commissioner Starbuck. Absent: Commissioner Sklar.

RS80.59 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 3620 - 19TH STREET, INTERIOR PORTION OF BLOCK ALSO BOUNDED BY OAKWOOD, 18TH AND GUERRERO STREETS, LOTS 18, 68 and 70 IN ASSESSOR'S BLOCK 3587, FOR 31-UNIT CONDOMINIUM SUBDIVISION (EE78.248).

NOTE: IN ORDER TO PROVIDE REQUIRE LEGAL NOTICE, THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO A LATER DATE.

Mr. Passmore said that the staff recommendation was for indefinite continuance.

Commissioner Dearman moved approval of the staff recommendation for continuance. The motion was seconded by Commissioner Nakashima and passed unanimously.

LM80.1 - CONSIDERATION OF THE HAMMERSMITH BUILDING AT 301-03 SUTTER STREET, SOUTHWEST CORNER AT GRANT AVENUE, LOT 1 IN ASSESSOR'S BLOCK 294, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

The content of the case report of the Landmarks Preservation Advisory Board (LPAB) was summarized by Robert Passmore, Assistant Director of Planning.

Patrick McGrew, member of the Landmarks Board, urged approval of the proposed designation.

In the absence of further testimony, Commissioner Bierman moved approval of the proposed designation. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8590. Absent: Commissioner Sklar.

LM80.4 - CONSIDERATION OF THE ST. JOSEPH'S CHURCH AND COMPLEX AT 220 - 10TH STREET, SOUTH CORNER AT HOWARD STREET, LOT 35 IN ASSESSOR'S BLOCK 3517, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Case report material was summarized by Robert Passmore, Assistant Director of Planning.

Sally Famarin, member of the Landmarks Board, urged approval.

Mr. Passmore said that the staff recommendation was for approval of the proposed designation.

Commissioner Dearman moved approval of the staff recommendation. The motion was seconded by Commissioner Bierman and passed unanimously as City Planning Commission Resolution No. 8591. Absent: Commissioner Sklar.

LM80.5 - CONSIDERATION OF JULIUS' CASTLE AT 302-4 GREENWICH STREET, NORTHWEST CORNER AT MONTGOMERY STREET, LOTS 4 AND 5 IN ASSESSOR'S BLOCK 79, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

The case report of the Landmarks Board was summarized by Robert Passmore, Assistant Director of Planning. He said that, as a visual reference in the area, the building was a landmark and that it was significant to San Francisco. The staff recommendation, he said is to approve the recommendation of the Landmarks Board.

Albert Pollack, the building owner, argued against designation. He said that the building had no architectural value and that he had no plans to demolish the building. I may want to make some exterior modifications, he said.

Anne Halsted, representing the Telegraph Hill Dwellers, argued for designation of the building. If it is designated, there would be procedures to permit minor exterior modifications, she said.

John Plotz, representing Adolph Colvin, the tenant of the building's apartment unit, said that Mr. Colvin supported the proposal to designate.

David Meyerick, Ward Dunham, David Dibble, Stanley Burton and Liane Parkes urged that the building be designated.

Jim Augustino said that everyone realized that the Castle was a part of the City's history.

Mr. Pollack said again that he had no intent to demolish the building.

Patrick McGrew, a member of the Landmarks Board, said that the Board had viewed the Castle as more than a social landmark and that the Board did not view landmarks as Museums.

Commissioner Dearman moved approval of the staff recommendation. The motion was seconded by Commissioner Bierman and passed unanimously as City Planning Commission Resolution No. 8592. Absent: Commissioner Sklar.

R80.9 - REVOCABLE ENCROACHMENT PERMIT FOR SIDEWALK CAFE AT THE NORTHWEST CORNER OF ARGUELLO AND CLEMENT STREETS; LOT 17 IN ASSESSOR'S BLOCK 1432.

Joe Fitzpatrick, Planner III, said that the staff recommended that the Director be authorize to report that the matter was in conformity with the Master Plan.

There was no opposition to the proposal. Commissioner Nakashima moved approval of the staff recommendation. The motion was seconded by Commissioner Dearman and passed unanimously. Absent: Commissioner Sklar.

CONSIDERATION OF A RESOLUTION OF INTENT TO RECLASSIFY LOT 66 IN ASSESSOR'S BLOCK 6692, COLLEGE AVENUE NEAR SAN JOSE AVENUE AT THE BERNAL CUT, FROM P TO RH-2.

Commissioner Nakashima moved approval of the draft resolution initiating reclassification. The motion was seconded by Commissioner Dearman and passed unanimously as City Planning Commission Resolution No. 8593. Absent: Commissioner Sklar.

Adjournment: 4:00 p.m.

Respectfully submitted

Lee Woods, Administrative Secretary
City Planning Commission

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5/24/80

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
MAY 29, 1980
1:30 P.M.

DOCUMENTS DEPT.

JUN 9 1980

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PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher and Starbuck.

ABSENT: Commissioners Nakashima and Rosenblatt.

12:00 NOON

FIELD TRIP - Field trip to visit the sites of matters scheduled for Commission review during the month of June.

Completed.

1:30 P.M.

1. Current Matters
 - A. Director's Report

REPORT ON STATUS OF ADDITIONAL 12 PARKING SPACES REQUIRED FOR INCLUSION IN THE WHARF PARK I & II PROJECT.

Staff to calendar public hearing if written consent to parking reduction cannot be obtained.

CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO SUBMIT A PROPOSAL TO THE SAN FRANCISCO FOUNDATION, REQUESTING FUNDING FOR THE DOWNTOWN CONSERVATION AND DEVELOPMENT PLAN.

Approved	Resolution No. 8594	Vote 4-1
Voting no:	Commissioner Starbuck	
Absent:	Commissioners Nakashima and Rosenblatt	

Mary Anne Miller, Planner III, reported that consultants would submit preliminary environmental evaluations for the surplus school sites. She said that the Department expected to receive the evaluations on June 16, 1980.

Rai Okamoto, Director of Planning, reported that final data analysis and preparation of a statistical report on residential hotels should be completed in one month to five weeks. With respect to residential hotels, he said that the staff of the Department would participate in the drafting of a proposal for a permanent ordinance.

1:30 P.M. (Cont)

B. Commissioners' Questions and Matters

2:00 P.M.

2. EE79.135 - PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED FLYING TIGER LINE AND JAPAN AIR LINES AIR CARGO FACILITIES AT SAN FRANCISCO INTERNATIONAL AIRPORT.
- FLYING TIGER LINES - AFTER DEMOLITION OF AN EXISTING FACILITY, IN PLOT 50-A CONSTRUCTION OF A 112,000 SQUARE FOOT CARGO FACILITY WITH A MAXIMUM HEIGHT OF 40 FEET, CONSISTING OF 80,000 SQUARE FEET OF WAREHOUSE SPACE, 20,000 SQUARE FEET OF OFFICE SPACE AND 12,000 SQUARE FEET OF MAINTENANCE SPACE. THE AIRCRAFT RAMP AREA WOULD CONTAIN 420,000 SQUARE FEET. AIRCRAFT PARKING WOULD BE PROVIDED FOR TWO 747s AND THREE DCBs; PARKING WOULD BE PROVIDED FOR 300 EMPLOYEES.
- JAPAN AIR LINES - AFTER VACATING EXISTING FACILITIES, IN PLOT 50-B, CONSTRUCTION OF A 92,000 SQUARE FOOT CARGO FACILITY WITH A MAXIMUM HEIGHT OF 35 FEET, CONSISTING OF A 63,000 SQUARE FOOT WAREHOUSE, 24,000 SQUARE FEET OF OFFICE SPACE AND 5,000 SQUARE FEET OF MAINTENANCE SPACE. THE AIRCRAFT RAMP AREA WOULD CONTAIN 250,000 SQUARE FEET. AIRCRAFT PARKING WOULD BE PROVIDED FOR THREE 747s OR FOUR DCBs; PARKING WOULD BE PROVIDED FOR 100 EMPLOYEES.

Passed motion to close the public hearing. Vote 5-0

3. DR80.4 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 790774, 790775, 790776 TO BUILD THREE DUPLEXES ON THREE UPHILL SLOPING LOTS, EACH UNIT HAVING ROOMS ON MORE THAN ONE LEVEL, IN AN RH-3 (HOUSE, THREE-FAMILY) AND 40-X HEIGHT AND BULK DISTRICT AT 575-579 - 27TH STREET NEAR CASTRO; LOTS 34, 35 AND 36 IN ASSESSOR'S BLOCK 6590.
- (Continued from the Regular Meeting of May 8, 1980)

Passed motion to continue indefinitely. Vote 5-0

4. CONSIDERATION OF A RESOLUTION OF INTENT TO INITIATE RECLASSIFICATION OF PROPERTY AT 1-14 MC CORMICK STREET; LOTS 32-37 IN ASSESSOR'S BLOCK 185; PROPOSAL TO RECLASSIFY PROPERTY FROM AN RH-2 (HOUSE, TWO-FAMILY) TO AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Approved

Resolution No. 8595

Vote 5-0

3:00 P.M.

5. EE79.57 - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED DAON BUILDING AT THE SOUTHEAST CORNER OF BATTERY AND SACRAMENTO STREETS; 25-STORY, 351-FOOT OFFICE TOWER, WITH 289,000 GROSS SQUARE FEET INCLUDING 239,000 NET SQUARE FEET OF OFFICE SPACE, 4,500 NET SQUARE FEET FOR GROUND FLOOR SAVING AND LOAN OFFICE AND 3,800 NET SQUARE FEET FOR RETAIL SPACE; NO PARKING AFTER DEMOLITION OF THREE BUILDINGS ON SITE.

Passed motion to continue to June 12, 1980.
Vote 5-0

6. CU80.198 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT PIER 3, NORTHSIDE, FOR CHANGE IN STIPULATIONS OF CONDITIONAL USE CU79.13, AUTHORIZED UNDER CITY PLANNING COMMISSION RESOLUTION NO. 8471 ON JANUARY 10, 1980, TO ALLOW THE COMMERCIAL RECREATION-ORIENTED HISTORIC SHIP DELTA KING TO BE MOORED TEMPORARILY ON NORTH SIDE OF PIER 3 INSTEAD OF SOUTH SIDE OF PIER 3.

Approved (Plan Amendment) Resolution No. 8596.
Vote 5-0
Approved (Conditional Use) Resolution No. 8597.
Vote 5-0

3:30 P.M.

7. R80.15 - REVIEW FOR CONFORMITY WITH THE MASTER PLAN OF THE BAYVIEW INDUSTRIAL TRIANGLE REDEVELOPMENT PLAN; GENERALLY BOUNDED BY EVANS AVENUE, THIRD STREET, HUDSON AVENUE, NEWHALL STREET, THIRD STREET, KIRKWOOD AVENUE AND PHELPS STREET, ALL OF ASSESSOR'S BLOCKS 5242, 5253, 5260 AND 5272, AND PORTIONS OF ASSESSOR'S BLOCKS, 5235, 5279 AND 5278; INCLUDED ARE BOTH MANDATORY AND VOLUNTARY REHABILITATION OF INDUSTRIAL AND COMMERCIAL BUILDINGS, NEW INDUSTRIAL DEVELOPMENT, RELOCATION OR DEMOLITION OF 5 RESIDENTIAL BUILDINGS, AND VARIOUS PUBLIC IMPROVEMENTS.

Approved (Master Plan conformity) Resolution No. 8598.
Vote 5-0
Approved (Adopt Document) Resolution No. 8599.
Vote 5-0

4:00 P.M.

8. CONSIDERATION OF BUILDINGS FOR INCLUSION ON A LIST OF STRUCTURES OF MERIT.

(Continued from the Regular Meeting of May 8, 1980)

Approved Resolution No. 8600 Vote 5-0

DIRECTOR'S REPORT (CONTINUED)

CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO ENTER INTO A PERSONAL SERVICES CONTRACT, WITH MICHAEL SEMLER FOR PROFESSIONAL SERVICES RELATED TO THE DEVELOPMENT OF ENERGY FORECASTS AND TECHNIQUES FOR ENCOURAGING ENERGY CONSERVATION, FOR AN AMOUNT NOT TO EXCEED \$22,500.

Resolution withdrawn - No Action taken.

Adjourned: 6:20 P.M.

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#21
6/5/80

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
JUNE 5, 1980
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUN 5 1980

CITY PLANNING
ROOM 282, CITY HALL

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

APPROVAL OF MINUTES

Approval of Minutes of the Regular Meeting of February 28, and
March 13, 1980.

Approved with minor corrections.

Vote 6-0

Absent: Commissioner Karasick

1:30 P.M.

1. Current Matters

A. Director's Report

Alan Gressel, a Housing Finance Consultant funded by the
Mayor's Office of Community Development, provided the
Commission with an informational presentation on strategies
for increasing housing ownership opportunities for low,
moderate and middle income residents of San Francisco.

CONSIDERATION OF A RESOLUTION OF INTENT TO INITIATE
RECLASSIFICATION FROM P TO C-3-G OF PROPERTY EAST OF VACATED
LEAVENWORTH STREET AND SOUTH OF MCALLISTER STREET, ADJACENT
TO UNITED NATIONS PLAZA, PORTIONS OF LOTS 8 AND 9 IN
ASSESSOR'S BLOCK 351.

Approved Resolution No. 8601
Absent: Commissioner Karasick

Vote 6-0

CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF
PLANNING, ON BEHALF OF THE TRANSPORTATION POLICY GROUP, TO
NEGOTIATE AND EXECUTE A PERSONAL SERVICES CONTRACT, FOR AN
AMOUNT NOT TO EXCEED \$20,000, WITH EVA LIEBERMANN FOR
TECHNICAL AND PROFESSIONAL CONSULTANT SERVICES AS PART OF
THE PEDESTRIAN SAFETY PROGRAM.

Approved Resolution No. 8602
Absent: Commissioner Karasick

Vote 6-0

B. Commissioners' Questions and Matters

2:00 P.M.

2. CU80.27 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1213 POWELL STREET, EAST SIDE BETWEEN JACKSON STREET AND PACIFIC AVENUE, LOTS 4 AND 5 IN ASSESSOR'S BLOCK 180, FOR EXPANSION OF MORTUARY TO INCLUDE A CHAPEL, A FIVE-STALL GARAGE AND REMODELLING THE EXTERIOR OF THE BUILDING, IN A C-2 (COMMUNITY BUSINESS) DISTRICT. (EE80.11)

Passed motion to continue to June 12, 1980.
Vote 7-0

3. CU80.29 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 445 WAWONA STREET, SOUTH SIDE BETWEEN 15TH AND 19TH AVENUES (ARDEN WOOD), LOT 8 IN ASSESSOR'S BLOCK 2540, FOR EXPANSION OF RESIDENTIAL CARE FACILITY INCLUDING ADDITION OF TEN DWELLING UNITS AND A 16-BED DORMITORY, A LATH HOUSE AND GREEN HOUSE, AN ELEVATOR TOWER AND A SECONDARY ENTRANCE, IN AN RH-2 (HOUSE, TWO-FAMILY) AND AN RH-1 (D) (HOUSE, ONE-FAMILY DETACHED DWELLINGS) DISTRICT. (EE80.118)

Approved Resolution No. 8603 Vote 5-2
Voting no: Commissioners Bierman and Starbuck

4. CU80.56 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1364 UNION STREET, NORTH SIDE BETWEEN POLK AND LARKIN STREETS, LOT 41 IN ASSESSOR'S BLOCK 525, FOR THREE DWELLING UNITS ON A LOT WITH AN AREA OF 5,275 SQUARE FEET WHEN 1,500 SQUARE FEET IS REQUIRED PER DWELLING UNIT, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT. (EE80.159)

Approved Resolution No. 8604 Vote 5-2
Voting no: Commissioners Bierman and Starbuck

2:45 P.M.

5. CU80.43 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 180 FAIR OAKS STREET, NORTHWEST CORNER AT 23RD STREET, LOT 14 IN ASSESSOR'S BLOCK 3631, FOR A PUBLIC ACCESS TELEVISION STUDIO, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT. (EE80.149)

Disapproved Resolution No. 8605 Vote 7-0

6. CU80.23 - REQUEST FOR AUTHORIZATION FOR CONDITIONAL USE AT 60 TEDDY AVENUE, NORTHEAST SIDE BETWEEN ALPHA STREET AND SAN BRUNO AVENUE, INCLUDING FRONTAGE ON HOLYOKE STREET, LOTS 70 AND 71 IN ASSESSOR'S BLOCK 6204, FOR THE CREATION OF THREE LOTS WITH AREAS OF 2,100, 2,159 AND 2,208 SQUARE FEET WHEN A MINIMUM OF 2,500 SQUARE FEET IS GENERALLY REQUIRED, TO PERMIT THREE DWELLING UNITS, IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT. (EE80.80)

Disapproved

Resolution No. 8606

Vote 7-0

3:30 P.M.

7. CU80.25 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1801 FULTON STREET, SOUTHWEST CORNER AT MASONIC AVENUE, LOT 1 IN ASSESSOR'S BLOCK 1187, FOR REMOVAL OF NON-CONFORMING USE TERMINATION DATE FOR A GROCERY STORE, LAUNDROMAT AND DRY CLEANING ESTABLISHMENT TO ALLOW UNLIMITED HOURS OF OPERATION IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved

Resolution No. 8607

Vote 7-0

8. CU80.34 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 200 SLOAT BOULEVARD, NORTH SIDE BETWEEN 19TH AVENUE AND ARDENWOOD WAY, LOTS 4, 4B, 4G, 4H, 4I, 5 AND 6 IN ASSESSOR'S BLOCK 2540, FOR RECONSTRUCTION OF SCHOOL BUILDING AND ADDITION OF CHURCH MEETING ROOM, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT. (EE80.122)

Approved

Resolution No. 8603

Vote 7-0

9. CU80.54 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1527 JERROLD AVENUE, SOUTHWEST SIDE BETWEEN MENDELL AND 3RD STREETS, LOT 21 IN ASSESSOR'S BLOCK 5278, FOR LEGALIZATION OF THREE DWELLING UNITS ON A LOT WITH 5,000 SQUARE FEET WHEN 3,000 SQUARE FEET IS REQUIRED PER UNIT, IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT. (EE80.158)

Disapproved (3 dwelling units)
Vote 7-0

Resolution No. 8609

Adjourned.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
JUNE 12, 1980
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

APPROVAL OF MINUTES

Approval of Minutes of the Regular Meeting of April 17, 1980.
Approved Vote 7-0

1:30 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

2:00 P.M.

2. EE79.57 - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED DAON BUILDING AT THE SOUTHEAST CORNER OF BATTERY AND SACRAMENTO STREETS; 25-STORY, 351-FOOT OFFICE TOWER, WITH 289,000 GROSS SQUARE FEET INCLUDING 239,000 NET SQUARE FEET OF OFFICE SPACE, 4,500 NET SQUARE FEET FOR GROUND FLOOR SAVING AND LOAN OFFICE AND 3,800 NET SQUARE FEET FOR RETAIL SPACE; NO PARKING AFTER DEMOLITION OF THREE BUILDINGS ON SITE.
(Continued from the Regular Meeting of May 29, 1980)

Approved Resolution No. 8610 Vote 7-0

3. DR80.6 - DISCRETIONARY REVIEW OF THE PROPOSED DAON BUILDING AT THE SOUTHEAST CORNER OF BATTERY AND SACRAMENTO STREETS; 25-STORY, 351-FOOT OFFICE TOWER, WITH 289,000 GROSS SQUARE FEET INCLUDING 239,000 NET SQUARE FEET OF OFFICE SPACE, 4,500 NET SQUARE FEET FOR GROUND FLOOR SAVING AND LOAN OFFICE AND 3,800 NET SQUARE FEET FOR RETAIL SPACE; NO PARKING AFTER DEMOLITION OF THREE BUILDINGS ON SITE.

Passed motion to continue to July 10, 1980. Vote 7-0

JUNE 12, 1980

3:00 P.M.

4. CONSIDERATION OF AMENDMENTS TO THE RESIDENCE ELEMENT OF THE COMPREHENSIVE PLAN WITH RESPECT TO CONDOMINIUM CONVERSION SUBDIVISIONS BY AMENDING OBJECTIVE 5, POLICY 4 (EXPAND OPPORTUNITIES FOR HOME OWNERSHIP) AND ADDING A NEW POLICY CONCERNING THE CONVERSION OF EXISTING RENTAL APARTMENT BUILDINGS INTO CONDOMINIUMS OR STOCK COOPERATIVES ONLY WHEN THE CONVERSION MEETS CERTAIN CRITERIA.

(Continued from the Regular Meeting of May 8, 1980)

Passed motion to continue to July 3, 1980.

Vote 7-0

(Last Item)

5. CONSIDERATION OF ENDORSEMENT OF AMENDMENTS TO PART II, CHAPTER XIII (SUBDIVISION CODE), SAN FRANCISCO MUNICIPAL CODE WITH RESPECT TO CONDOMINIUM SUBDIVISIONS.

(Continued from the Regular Meeting of May 8, 1980)

Approved as Amended.

Resolution No. 8611

Vote 7-0

3:30 P.M.

6. CU20.27 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1213 POWELL STREET, EAST SIDE BETWEEN JACKSON STREET AND PACIFIC AVENUE, LOTS 4 AND 5 IN ASSESSOR'S BLOCK 180, FOR EXPANSION OF MORTUARY TO INCLUDE A CHAPEL, A FIVE-STALL GARAGE AND REMODELLING THE EXTERIOR OF THE BUILDING, IN A C-2 (COMMUNITY BUSINESS) DISTRICT. (EE30.11)

(Continued from the Regular Meeting of June,,1980)

Disapproved Resolution No. 8612

Vote 6-0

Absent: Commissioner Dearman

Adjourned:

SF
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6/19/80

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
JUNE 19, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

30

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PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Kelleher, Nakashima,
Rosenblatt, Starbuck and Wortman.

FIELD TRIP - 12:00 NOON - Field trip to review sites that are to be
considered by the City Planning Commission
on June 19, 1980.

Completed.

1:00 P.M.

1. Current Matters

A. Director's Report

- 1) Informational presentation on Local Coastal Program,
Housing in the Coastal Zone.

Informational Presentation - No Action Taken.

- 2) Resolution of Intention to initiate reclassification of
C-M and C-2 zoned properties bounded generally by
Franklin, Octavia and Market Streets and Golden Gate
Avenue to a Special Use District requiring specific City
Planning Commission or Department of City Planning
Authorization for conversion of existing dwelling units
to non-residential use.

Passed motion to continue to June 26, 1980.

Vote 7-0

B. Commissioners Questions and Matters

1:30 P.M.

2. ZM80.2 - REQUEST FOR RECLASSIFICATION OF THE FORMER GOUGH SCHOOL
SITE AT 1945 WASHINGTON STREET, SOUTH SIDE BETWEEN
FRANKLIN AND GOUGH STREETS, LOT 14 IN ASSESSOR'S BLOCK
617, FROM A P (PUBLIC) DISTRICT TO AN RM-3 (MIXED
RESIDENTIAL, MEDIUM DENSITY) DISTRICT.

Passed motion to continue to July 24, 1980.

Vote 7-0

SUMMARY OF THE REGULAR MEETING

-2-

JUNE 19, 1980

2:30 P.M.

3. ZM80.14 - REQUEST FOR RECLASSIFICATION OF THE FORMER GRANT SCHOOL SITE AT 2940 PACIFIC AVENUE, NORTH SIDE BETWEEN BAKER AND BRODERICK STREETS, THE SOUTHERN PORTION OF LOT 6 AND ALL OF LOT 3 IN ASSESSOR'S BLOCK 963, FROM AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to July 24, 1980.

Vote 7-0

4. CU80.203 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER GRANT SCHOOL SITE AT 2940 PACIFIC AVENUE, NORTH SIDE BETWEEN BAKER AND BRODERICK STREETS, LOTS 3 AND 6 IN ASSESSOR'S BLOCK 963, FOR UP TO 28 DWELLING UNITS IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING, WHICH PLANS MAY REQUIRE MODIFICATION OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RH-2 ZONING. (See also ZM80.3)

Passed motion to continue to July 24, 1980.

Vote 7-0

4:00 P.M.

5. ZM80.15 - REQUEST FOR RECLASSIFICATION OF THE FORMER MARSHALL ANNEX SITE AT 1950 MISSION STREET, WEST SIDE BETWEEN 15TH AND 16TH STREETS, LOT 5 IN ASSESSOR'S BLOCK 3554, FROM A P (PUBLIC) DISTRICT TO AN PC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT OR A C-M (HEAVY COMMERCIAL) DISTRICT.

THE COMMISSION WILL TAKE A BREAK BETWEEN 6:00 P.M. & 7:00 P.M.

Passed motion to continue to July 24, 1980.

Vote 7-0

7:00 P.M.

6. ZM80.3 - REQUEST FOR RECLASSIFICATION OF THE FORMER LUCINDA WEEKS SCHOOL SITE AT 750 - 31ST AVENUE, BETWEEN BALBOA AND CABRILLO STREETS, LOT 8 IN ASSESSOR'S BLOCK 1614, FROM A P (PUBLIC) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to July 24, 1980. Vote 5-0
Absent: Commissioners Dearman and Starbuck.

7. CU80.205 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER LUCINDA WEEKS SCHOOL SITE AT 750 - 31ST AVENUE, BETWEEN BALBOA AND CABRILLO STREETS, LOT 8 IN ASSESSOR'S BLOCK 1614, FOR UP TO 29 DWELLING UNITS IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING, WHICH PLANS MAY REQUIRE MODIFICATIONS OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RH-2 ZONING. (SEE ALSO ZM80.3)

Passed motion to continue to July 24, 1980.
Vote 5-0
Absent: Commissioners Dearman and Starbuck.

8:30 P.M.

8. ZM80.4 - REQUEST FOR RECLASSIFICATION OF THE FORMER FARPAGUT SCHOOL SITE AT 625 HOLLOWAY AVENUE, SOUTH SIDE, INCLUDING FRONTAGE ON FAXON AND CAPITOL AVENUES, LOT 1 IN ASSESSOR'S BLOCK 6985, FROM A P (PUBLIC) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to July 24, 1980.
Vote 5-0
Absent: Commissioners Dearman and Starbuck.

9. CU80.206 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER FARRAGUT SCHOOL SITE AT 625 HOLLOWAY AVENUE, SOUTH SIDE, INCLUDING FRONTAGE ON FAXON AND CAPITOL AVENUES, LOT 1 IN ASSESSOR'S BLOCK 6985, FOR UP TO 54 DWELLING UNITS, IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING WHICH PLANS MAY REQUIRE MODIFICATIONS

8:30 P.M. (Cont)

9. CU80.206 - OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET
PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE
UNDER RH-2 ZONING. (See also ZM80.4)

Passed motion to continue to July 24, 1980.

Vote 5-0

Absent: Commissioners Dearman and Starbuck.

Adjourned: 11:20 P.M.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
SPECIAL MEETING
THURSDAY
JUNE 26, 1980
E.R. TAYLOR ELEMENTARY SCHOOL
423 BURROWS STREET
ENTER FROM BACON STREET
8:00 P.M.

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher and Starbuck.

ABSENT: Commissioners Nakashima and Rosenblatt.

7:30 P.M.

FIELD TRIP: To view the site of the former Portola Middle School.

Completed.

8:00 P.M.

1. ZM80.18 - REQUEST FOR RECLASSIFICATION OF THE FORMER PORTOLA MIDDLE SCHOOL SITE AT 350 GIRARD STREET, BLOCK ALSO BOUNDED BY BURROWS, GOETTINGEN AND BACON STREETS, LOT 2 IN ASSESSOR'S BLOCK 5983, FROM A P (PUBLIC) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to July 24, 1980. Vote 5-0

ABSENT: Commissioners Nakashima and Rosenblatt

2. CU80.204 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER PORTOLA MIDDLE SCHOOL SITE AT 350 GIRARD STREET, BLOCK ALSO BOUNDED BY BURROWS, GOETTINGEN AND BACON STREETS, LOT 2 IN ASSESSOR'S BLOCK 5983, FOR UP TO 160 DWELLING UNITS IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING, WHICH PLANS MAY REQUIRE MODIFICATIONS OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RH-2 ZONING.

Passed motion to continue to July 24, 1980. Vote 5-0

ABSENT: Commissioners Nakashima and Rosenblatt

Adjourned; 11:15 P.M.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
JUNE 26, 1980
ROOM 282, CITY HALL
1:30 P.M.

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PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima and Starbuck.

ABSENT: Commissioner Rosenblatt.

APPROVAL OF MINUTES

Approval of Minutes of the Regular Meeting of May 15, 1980.

Approved as submitted. Vote 6-0

1:30 P.M.

1. Current Matters

A. Director's Report

Resolution of Intention to initiate reclassification of C-M and C-2 zoned properties bounded generally by Franklin, Octavia and Market Streets and Golden Gate Avenue to a Special Use District requiring specific City Planning Commission or Department of City Planning Authorization for conversion of existing dwelling units to non-residential use. (Continued from the Regular Meeting of June 19, 1980)

Approved Resolution No. 8613 Vote 6 0

Absent: Commissioner Rosenblatt

B. Commissioners' Questions and Matters

2:00 P.M.

2. EE78.325 - PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED PAN-MED MEDICAL OFFICE BUILDING AT THE SOUTHWEST CORNER OF SACRAMENTO AND WEBSTER STREETS; LOT 1 IN ASSESSOR'S BLOCK 628 PROPOSAL FOR A 5-STORY STRUCTURE WITH A GROSS FLOOR AREA OF 127,000 SQUARE FEET CONTAINING APPROXIMATELY 50 OFFICE SUITES. PARKING FOR 288 VEHICLES WOULD BE PROVIDED BY A 2½ LEVEL UNDERGROUND PARKING STRUCTURE LOCATED DIRECTLY BENEATH THE MEDICAL OFFICE BUILDING.

Passed motion to close Public Hearing. Vote 5-0

Absent: Commissioners Kelleher and Rosenblatt

3:00 P.M.

3. RS80.73 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 3835 SCOTT STREET, WEST SIDE BETWEEN MARINA BOULEVARD AND JEFFERSON STREET, LOT 1B IN ASSESSOR'S BLOCK 912, FOR 18-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue to May 10, 1980. Vote 5-0
Absent: Commissioners Kelleher and Rosenblatt

4. RS80.81 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 401 - 26TH AVENUE AND 2501 CLEMENT STREET, SOUTHWEST CORNER, LOT 1 IN ASSESSOR'S BLOCK 1458, FOR 6-RESIDENTIAL AND 1-COMMERCIAL UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue to May 10, 1980. Vote 5-0
Absent: Commissioners Kelleher and Rosenblatt

5. RS80.89 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 736-44 FELL STREET, NORTH SIDE BETWEEN WEBSTER AND FILLMORE STREETS, LOT 11 IN ASSESSOR'S BLOCK 821, FOR 5-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue to May 10, 1980. Vote 5-0
Absent: Commissioners Kelleher and Rosenblatt

6. RS80.91 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1701 BROADWAY, SOUTHWEST CORNER AT FRANKLIN STREET, LOT 1 IN ASSESSOR'S BLOCK 576, FOR 8-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue to May 10, 1980. Vote 5-0
Absent: Commissioners Kelleher and Rosenblatt

4:00 P.M.

7. RS80.98 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 921-29 CLAY STREET, SOUTH SIDE BETWEEN STOCKTON AND POWELL STREETS, LOT 33 IN ASSESSOR'S BLOCK 224, FOR 15-UNIT COMMERCIAL CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution No. 8614 Vote 5-0
Absent: Commissioners Kelleher and Rosenblatt

4:00 P.M. (Cont)

8. RS80.64 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2363 LARKIN STREET, SOUTHWEST CORNER AT FILBERT STREET, LOT 1 IN ASSESSOR'S BLOCK 525, FOR 16-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue to May 10, 1980. Vote 5-0

Absent: Commissioners Kelleher and Rosenblatt

9. RS80.90 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1760 PACIFIC AVENUE, NORTH SIDE BETWEEN FRANKLIN STREET AND VAN NESS AVENUE, LOT 8 IN ASSESSOR'S BLOCK 575, FOR 11-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue to May 10, 1980. Vote 5-0

Absent: Commissioners Kelleher and Rosenblatt

4:30 P.M.

10. RS79.103 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AND JOINT PUBLIC HEARING WITH THE DEPARTMENT OF PUBLIC WORKS AT 2040 FRANKLIN STREET (JACKSON TOWERS), SOUTHWEST CORNER AT JACKSON STREET, LOT 17 IN ASSESSOR'S BLOCK 599, FOR 81-UNIT CONDOMINIUM CONVERSION SUBDIVISION, INCLUDING REQUEST FOR EXCEPTION FROM RETENTION OF LOW- AND MODERATE-INCOME HOUSING STOCK PROVISIONS OF THE SUBDIVISION CODE.

Passed motion to continue to May 10, 1980.

Vote 5-0

Absent: Commissioners Kelleher and Rosenblatt

Adjourned: 5:15 P.M.

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SAN FRANCISCO
CITY PLANNING COMMISSION
MINUTES
OF THE
REGULAR MEETING
HELD
THURSDAY
JUNE 26, 1980
ROOM 282, CITY HALL
1:30 P.M.

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The San Francisco City Planning Commission met pursuant to notice on Thursday, June 26, 1980, at 1:30 p.m. in Room 282, City Hall.

PRESENT: Ina F. Dearman, Acting President; Susan J. Bierman, Norman Karasick, Eugene Kelleher, Yoshio Nashashima and Charles Starbuck III, members of the City Planning Commission.

ABSENT: Commissioner Toby Rosenblatt.

The staff of the Department of City Planning was represented by Milton Edelin, Acting Director of Planning; Robert Passmore, Assistant Director of Planning; Alec Dash, Environmental Review Officer; Gerald Owyang, Planner III; Stephanie Smith, California Tomorrow Intern and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner. Mike Mewhinney represented the San Francisco Progress.

APPROVAL OF MINUTES

The minutes of the Regular Meeting of May 15, 1980 were approved unanimously.

CURRENT MATTERS

A. Director's Report

RESOLUTION OF INTENTION TO INITIATE RECLASSIFICATION OF C-M AND C-2 ZONED PROPERTIES BOUNDED GENERALLY BY FRANKLIN, OCTAVIA AND MARKET STREETS AND GOLDEN GATE AVENUE TO A SPECIAL USE DISTRICT REQUIRING SPECIFIC CITY PLANNING COMMISSION OR DEPARTMENT OF CITY PLANNING AUTHORIZATION FOR CONVERSION OF EXISTING DWELLING UNITS TO NON-RESIDENTIAL USE.
(Continued from the Regular Meeting of June 19, 1980)

Robert Passmore, Assistant Director of Planning noted that the draft resolution was before the Commission. He said that the recommendation was for approval and that a public hearing would be calendered at some time in August.

Acting President Dearman asked if anyone wish to testify on the matter.

Bob Moore, an Architectural Designer with an office in the area, said that he understood the need to protect residential units but that commercial office space less expensive than that to be found in the downtown was needed. He argued that the market should be allowed to operate so that one could get a clear sense of what trends there were.

Commissioner Starbuck said that there was never a perfect time to intervene in the market. The Special Use District (SUD) will not stop development, he said.

Edward Hardin, an Architect proposing development in the area, asked if there would be any effect on pending building permit applications.

Mr. Passmore said that there'd be no effect on pending applications.

Commissioner Bierman said that there had been many conversions, of residential buildings, in the area. She said that she had been inclined to favor initiation of RC zoning. She and Commissioner Karasick agreed that the Commissioner ought to be able to consider RC zoning at the time at which the SUD proposal was considered.

Commissioner Bierman moved approval of the draft resolution of intention to initiate the SUD proposal. She asked that the staff return the following week with a resolution of intent to initiate RC-1 to RC-4 zoning for the area covered by the SUD proposal. The motion was seconded by Commissioner Starbuck and passed unanimously as City Planning Commission Resolution No. 8613. Absent: Commissioner Rosenblatt.

EE78.325 - PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED PAN-MED MEDICAL OFFICE BUILDING AT THE SOUTHWEST CORNER OF SACRAMENTO AND WEBSTER STREETS; LOT 1 IN ASSESSOR'S BLOCK 628. PROPOSAL FOR A 5-STORY STRUCTURE WITH A GROSS FLOOR AREA OF 127,000 SQUARE FEET CONTAINING APPROXIMATELY 50 OFFICE SUITES. PARKING FOR 288 VEHICLES WOULD BE PROVIDED BY A 2½ LEVEL UNDERGROUND PARKING STRUCTURE LOCATED DIRECTLY BENEATH THE MEDICAL OFFICE BUILDING.

Gerald Owyang, Planner III, described project alternatives, discussed the content of the draft Environmental Impact Report (EIR) and answered Commissioners' questions.

The following persons commented on the draft EIR:

1. William Caghnier - a resident of the neighborhood.
2. Doug Engman - a member of the Health Care Coalition.
3. Anne Bloomfield - a resident of 2229 Webster Street.
4. John Schmeidel - a Webster Street resident.
5. William Gilmartin
6. Dick Mangels
7. Ralph Heineman
8. Brad Willen
9. Andrew Sun - Westbay Health Systems Agency staff.
10. Bill Clark - Cow Hollow Improvement Association.

At the conclusion of comments, by Commissioners, on the draft EIR, Commissioner Bierman moved that the public hearing be closed and that a certification hearing be calendered for August 7th. The motion was seconded by Commissioner Nakashima and passed unanimously. Absent: Commissioners Kelleher and Rosenblatt.

NOTE: A certified Court Reporter was present. An official transcript has been made and is available, for reference purposes, in the files of the Department of City Planning.

- RS80.73 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 3835 SCOTT STREET, WEST SIDE BETWEEN MARINA BOULEVARD AND JEFFERSON STREET, LOT 1B IN ASSESSOR'S BLOCK 912, FOR 18-UNIT CONDOMINIUM CONVERSION SUBDIVISION.
- RS80.81 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 401-26TH AVENUE AND 2501 CLEMENT STREET, SOUTHWEST CORNER, LOT 1 IN ASSESSOR'S BLOCK 1458, FOR 6-RESIDENTIAL AND 1-COMMERCIAL UNIT CONDOMINIUM CONVERSION SUBDIVISION.
- RS80.89 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 736-44 FELL STREET, NORTH SIDE BETWEEN WEBSTER AND FILLMORE STREETS, LOT 11 IN ASSESSOR'S BLOCK 821, FOR 5-UNIT CONDOMINIUM CONVERSION SUBDIVISION.
- RS80.91 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1701 BROADWAY SOUTHWEST CORNER AT FRANKLIN STREET, LOT 1 IN ASSESSOR'S BLOCK 576, FOR 8-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

With Respect to the above four items, Acting President Dearman noted that the applicants had requested continuances to July 10th.

There is the possibility of tied votes, and the applicants would prefer that their matters be heard by a full Commission, she said.

Commissioner Nakashima moved that items 3, 4, 5 and 6 (RS80.73, RS80.81, RS80.89 and RS80.91) be continued to July 10, 1980. The motion was seconded by Commissioner Bierman and passed unanimously.

Acting President Dearman noted that the applicant's representative, for the proposed subdivision at 921-29 Clay Street, was prepared to have his matter heard.

RS80.64 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2363 LARKIN STREET, SOUTHWEST CORNER AT FILBERT STREET, LOT 1 IN ASSESSOR'S BLOCK 525, FOR 16-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

RS80.90 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1760 PACIFIC AVENUE, NORTH SIDE BETWEEN FRANKLIN STREET AND VAN NESS AVENUE, LOT 8 IN ASSESSOR'S BLOCK 575, FOR 11-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Acting President Dearman noted that the applicants had indicated preference to have their matter heard by a full Commission.

Commissioner Karasick moved that items 8 and 9 (RS80.64 and RS 80.90) be continued to July 10, 1980. The motion was seconded by Commissioner Nakashima and passed unanimously.

RS80.98 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 921-29 CLAY STREET, SOUTH SIDE BETWEEN STOCKTON AND POWELL STREETS, LOT 33 IN ASSESSOR'S BLOCK 224, FOR 15-UNIT COMMERCIAL CONDOMINIUM CONVERSION SUBDIVISION.

The Director's memorandum, to the City Planning Commission, dated June 23, 1980 was discussed, as it related to the above matter, by Alec Bash Environmental Review Officer. Mr. Bash said that the building had been vacant for two (2) years, that there was no parking requirement for the proposed commercial uses and that the staff recommended approval.

James Johnson, an Attorney, represented the applicant. Mr. Johnson said that the Chinatown Neighborhood Improvement Resource Center had been contacted and that it had no objection.

JUNE 26, 1980

Commissioner Nakashima moved approval of the staff recommendation. The motion was seconded by Commissioner Bierman and passed unanimously as City Planning Commission Resolution No. 8614. Absent: Commissioners Kelleher and Rosenblatt.

At this time, Robert Chartoff, a tenant in the building at 2363 Larkin Street, approached the Commission and said that he and other tenants had not realized that the hearing (RS80.64) for the proposed conversion was being continued. He asked that the Commission rescind its vote.

Commissioner Bierman's motion, to rescind the vote to continue, was seconded by Commissioner Nakashima and passed unanimously.

RS80.64 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2363 LARKIN STREET, SOUTHWEST CORNER AT FILBERT STREET, LOT 1 IN ASSESSOR'S BLOCK 525, FOR 16-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

James Johnson, representing the applicant, repeated his request that the matter be continued until it could be heard by a full Commission.

The Commission proceeded.

Alec Bash, Environmental Review Officer, discussed that part of the Director's memorandum, dated June 23, 1980 to the City Planning Commission, which related to this case. Mr. Bash noted that it had come to the Department's attention that rentals for two units had been established by including garage rental fees in the base rents. We cannot agree to this and would require two additional units of low and moderate income housing, he said.

Nancy Trogman, a tenant of the building, testified that she wished to rescind her intent to purchase. She said that apartment No. 32 which she occupied was a moderate income unit, and that a garage had not been a part of the original lease agreement. She said that an attempt was being made to include the garage with the unit for rental purposes but not in terms of a purchase arrangement. Deny the application, she said.

Mr. Johnson said that rental fees for the unit and the garage had been allocated separately because there was not a garage for each unit.

Commissioner Nakashima moved that the matter be continued to July 10, 1980. This will permit the applicant to have his case heard by a full Commission, he said. The motion was seconded by Commissioner Karasick and passed unanimously.

RS79.103 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AND JOINT PUBLIC HEARING WITH THE DEPARTMENT OF PUBLIC WORKS AT 2040 FRANKLIN STREET (JACKSON TOWERS), SOUTHWEST CORNER AT JACKSON STREET, LOT 17 IN ASSESSOR'S BLOCK 599, FOR 81-UNIT CONDOMINIUM CONVERSION SUBDIVISION, INCLUDING REQUEST FOR EXCEPTION FROM RETENTION OF LOW- AND MODERATE-INCOME HOUSING STOCK PROVISIONS OF THE SUBDIVISION CODE.

Alec Bash, Environmental Review Officer, introduced Mr. Ray Wong who represented the Director of the Department of Public Works.

In the absence of opposition to the applicant's request for a continuance, Commissioner Karasick moved that the matter be continued to July 10, 1980. The motion was seconded by Commissioner Nakashima and passed unanimously.

Adjournment: 5:15 P.M.

Respectfully submitted,

Lee Woods, Jr.
Administrative Secretary
City Planning Commission

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SPECIAL MEETING
HELD
THURSDAY
JUNE 26, 1980
E.R. TAYLOR ELEMENTARY SCHOOL
423 BURROWS STREET
(ENTER FROM BACON STREET)
8:00 P.M.

The San Francisco City Planning Commission met pursuant to notice on Thursday, June 26, 1980, at 8:00 p.m. at the E.R. Taylor Elementary School at 423 Burrows Street.

PRESENT: Ina F. Dearman, Vice President; Susan J. Bierman, Norman Karasick, Eugene Kelleher and Charles Starbuck III, members of the City Planning Commission.

ABSENT: Commissioners Toby Rosenblatt and Yoshio Nakashima.

The staff of the Department of City Planning was represented by Milton Edelin, Deputy Director of Planning; Robert Passmore, Assistant Director of Planning; Mary Anne Miller, Planner III and Lee Woods, Secretary.

Mike Mewhinney represented the San Francisco Progress.

FIELD TRIP

A field trip, to view the site of the former Portola Middle School, was completed.

ZM80.18 - REQUEST FOR RECLASSIFICATION OF THE FORMER PORTOLA MIDDLE SCHOOL SITE AT 350 GIRARD STREET, BLOCK ALSO BOUNDED BY BURROWS, GOETTINGEN AND BACON STREETS, LOT 2 IN ASSESSOR'S BLOCK 5983, FROM A P (PUBLIC) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Acting President Ina F. Dearman indicated that the necessary environmental evaluation had not been completed and that therefore no action was possible. For this reason, the Commission decided to take simultaneously public testimony on the following companion item:

JUNE 26, 1980

CU80.204 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER PORTOLA MIDDLE SCHOOL SITE AT 350 GIRARD STREET, BLOCK ALSO BOUNDED BY BURROWS, GOETTINGEN AN BACON STREETS, LOT 2 IN ASSESSOR'S BLOCK 5983, FOR UP TO 160 DWELLING UNITS IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING, WHICH PLANS MAY REQUIRE MODIFICATIONS OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RH-2 ZONING.

A case report for both the proposed reclassification and the Conditional Use application had been prepared. Information in this case report was summarized by Mary Anne Miller, Planner III.

The San Francisco Unified School District's architectural consultant, Albert Seyranian, described the District's proposal for a Planned Unit Development on the site.

Jeffrey Milla, Chairman of the Portola Advisory Committee, testified that the neighborhood wanted zoning equivalent to what existed. This includes RH-1 and RH-2 along areas of Girard Street, he said.

Vic Papaputro supported Mr. Milla and said that the neighborhood did not want condos.

Bob Mambretti agreed with Mr. Papaputro.

Janet Tumble said that she wanted existing density in terms of zoning.

Donald Horanzy testified that the neighborhood's wishes should not be subordinated to the School District's need for money.

Paul Giannini said that RH-1 and some RH-2 would benefit the neighborhood most.

John Spiteri said that he could accept only RH-1.

Albert Enos was present.

Jim Wachob said that it would be difficult for the neighborhood to absorb additional people. He urged denial of the proposed Planned Unit Development (PUD).

Jim Laskey supported RH-1 zoning.

Jack Driscoll said that a high density development could only mean trouble.

Don Olivera said that the neighborhood desired RH-1 and some RH-2 on Girard Street.

Joan Drury argued that the School District's plight was not sufficient reason for an upzoning. Let it be RH-1 and RH-2, she urged.

Richard Parodi said that the Portola Merchants wanted RH-1 and RH-2 along Girard Street.

Julius Zamarova was present.

Julia Ghiorzo said that the net effect of a PUD would be gentrification and the displacement of Seniors.

Mary Ann Zarich said that there were no guarantees that units would not be subsidized.

Rich Crociani said that RH-1 and RH-2 on Girard Street was appropriate.

Tim Leach said that he opposed leasing of the property. It should be sold, he said.

Mary Anne Aird said that the neighborhood should be permitted to decide its own direction.

Larry Nieri said that the proposed PUD would result in adverse impacts.

Cy Weetz said that residents had pride in the neighborhood and wanted the best for it.

At the conclusion of the public testimony, Acting President Dearman noted that the staff recommendation was to continue the hearing to July 24, 1980.

JUNE 26, 1980

Commissioner Bierman moved that the matter be continued to July 24, 1980. The motion was seconded by Commissioner Kelleher and passed unanimously.

Adjourned: 11:15 p.m.

Respectfully submitted,

Lee Woods, Jr.
Administrative Secretary
City Planning Commission

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
SPECIAL JOINT MEETING
WITH
THE RECREATION AND PARK COMMISSION
TUESDAY
JULY 1, 1980
GOLDEN GATE PARK SENIOR CENTER
6101 FULTON STREET (AT 37TH AVENUE)
LOWER BALLROOM
7:30 P.M.

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, and Starbuck.

ABSENT: Commissioner Rosenblatt.

7:30 P.M.

1. PRESENTATION, BY THE GENERAL MANAGER, RECREATION AND PARK
DEPARTMENT, OF THE REPORT ON THE OPEN SPACE ACQUISITION AND PARK
RENOVATION PROGRAM FOR FY 80-81.

No Action required.

2. CONSIDERATION OF A RESOLUTION TO AMEND THE RECREATION AND OPEN
SPACE ELEMENT OF THE MASTER PLAN.

Approved Resolution No. 8615 Vote 6-0
Absent: Commissioner Rosenblatt.

3. CONSIDERATION OF A RESOLUTION TO ADOPT THE GENERAL MANAGER'S
REPORT ON THE OPEN SPACE ACQUISITION AND PARK RENOVATION
PROGRAM FOR FY 80-81.

Approved Resolution No. 8616 Vote 6-0
Absent: Commissioner Rosenblatt.

Adjourned: 10:00 P.M.

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SAN FRANCISCO
CITY PLANNING COMMISSION
MINUTES
OF THE
REGULAR MEETING
HELD
THURSDAY
JULY 3, 1980
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS SECT.

JUL 15 1980

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The San Francisco City Planning Commission met pursuant to notice on Thursday, July 3, 1980, at 1:30 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice President; Susan J. Piernan, Norman Karasick, Eugene Kelleher, Yoshio Nakashima and Charles Starbuck III, members of the City Planning Commission.

ABSENT: NONE.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert W. Passmore, Assistant Director of Planning; George A. Williams, Assistant Director of Planning; Alec Bash, Planner IV; Charles Gill, Planner III; Joseph Fitzpatrick, Planner III; Lawrence Mansbach, Planner II; and James Miller, Planner II.

APPROVAL OF MINUTES

The minutes of the regular meeting of May 8, 1980, were approved unanimously.

CURRENT MATTERS

A. Director's Report

Director Rai Okamoto said he met with Mayor Feinstein on the previous day concerning the school sites.

Mr. Okamoto said he met with the Finance Committee and the budget analyst had not recommended any changes to the Department's FY '80-'81 budget. On Tuesday July 8th, the Finance Committee would consider it again.

JULY 3, 1980

Mr. Okamoto said that that morning at 11:30 the Mayor held a press conference to announce the arrangements with the Ramada Hotel whereby some 900 vacant residential hotel units would be rehabilitated using Urban Development Action Grant funds. If this grant is approved, he said, it would be an unprecedented arrangement. He said the Holiday Inns Company is also interested in this approach. The proposal would involve about 600 jobs and has the support of various members of the North of Market community. The staff, he said, would work with the developers to "fast track" the proposal with the aid of the Mayor's Office of Community Development.

Mr. Okamoto introduced the next item which was a RESOLUTION TO APPROVE THE PERSONAL SERVICES CONTRACT WITH MICHAEL SEMLER FOR DEVELOPING ENERGY FORECASTS AND TECHNIQUES FOR ENCOURAGING ENERGY CONSERVATION. The contract would be for an amount not to exceed \$20,000 and Mr. Semler would report directly to Lois Scott, the new head of the Department's energy program. Mr. Okamoto then introduced Ms. Scott to the Commission.

Mr. Okamoto said they had received suggestions from community groups about the contract.

Commissioner Kelleher asked about the method of choosing a consultant and if bids had been taken and Mr. Okamoto replied that, since Mr. Semler had worked on this type of thing before, he was an obvious choice.

In response to another question from Commissioner Kelleher, Lois Scott explained that the Civil Service authorized the use of the personal services contract and that there were 3 sources of funding: the Department of Energy, the State Energy Commission and the Energy Consortium.

After a discussion concerning the extent of involvement by neighborhoods in the energy project, the Commission heard a motion from Commissioner Bierman to pass the resolution as amended to state that the staff shall report back to the Commission upon completion of Phase I of this project. The motion was seconded by Commissioner Dearman and passed unanimously as City Planning Commission Resolution No. 8617.

B. Commissioners' Questions and Matters

1. RESOLUTION OF INTENTION TO INITIATE RECLASSIFICATION OF C-M and C-2 ZONED PROPERTIES BOUNDED GENERALLY BY FRANKLIN, OCTAVIA AND MARKET STREETS AND GOLDEN GATE AVENUE TO RC-1, OR RC-2, OR RC-3 OR RC-4.

Mr. Okamoto said there was concern over this area being changed by "commercial gettrification" which might convert potential residential uses into commercial uses.

Mr. Passmore presented the issues and details of the alternatives available under the Planning Code explaining that this resolution would place RC-1 district controls in effect for that area for an interim period. He said the matter could formally be calendared for late September.

Commissioner Bierman moved to approve the resolution and Commissioner Dearman seconded the motion. The motion passed by a vote of 7-0 as City Planning Commission Resolution No. 8618.

2. RESOLUTIONS OF ACKNOWLEDGEMENT FOR FORMER LANDMARK BOARD MEMBERS AND VOLUNTEER STAFF.

Commissioner Bierman thanked the former members of the Landmarks Board for appearing at the Commission meeting today so that the Commission could formally and officially thank them for their dedicated service throughout their tenure in office. She said that the Commissioners regretted their leaving and praised their efforts while in office. She then proceeded to read individual resolutions of acknowledgement for the following former Landmarks Board members and volunteer staff: Mrs. G. Eland Platt, Mr. Stewart Morton, Ms. Sally Famarin, Mr. Albert Lainer and Mrs. Marjorie Gordon.

Motions to approve each resolution were made by Commissioner Bierman and seconded by Commissioner Dearman after each one was read and the Commission voted unanimously to approve each one as City Planning Commission Resolution No. 8619 through No. 8623.

Commissioner Starbuck requested a short memo from the Director to the Commission describing the Ramada Hotel project which would utilize UDAG funds.

Commissioner Rosenblatt wanted Mr. Passmore to be aware of the letters received by the Commission regarding a proposed development on Green Street.

EE79.196 - PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED 315 HOWARD STREET OFFICE BUILDING; 24-STORY, 320-FOOT OFFICE TOWER; WITH 389,600 GROSS SQUARE FEET.

JULY 3, 1980

Gerry Owyang read an introduction to this matter pointing out the major issues in the EIR.

Russell D. Beckwith representing the union of the scientists and engineers working for the Environmental Protection Agency located in the office building adjacent to the proposed development, said he was opposed to the proposal because the construction conditions would make their office space unliveable during the construction period. He read certain passages from the EIR. He said that the proponents of the proposed project are also managers of the building in which he works so that they are in a position to mitigate the construction impacts.

Carl Emperato representing Californians for Reasonable Growth spoke against the project and noted what he called deficiencies of the EIR.

John Oberly of San Francisco Tomorrow and Susan Nestor spoke against the project.

Steve Wyker, an independant business man spoke in support of the proposal countering earlier arguments about the expansion of the Central Business District; traffic; the blue collar exodus; impacts on Muni, City facilities and retail business.

Commissioner Biernan spoke on the issues of energy sources and view blockage.

Commissioner Dearman spoke on planning issues raised by the EIR, on methodology used by it and theories upon which some conclusions were based.

President Rosenblatt said he would transmit his comments to the staff in writing, but he did have one question about transit impact mitigation which George Chuckmeyer, the EIR consultant, answered.

President Rosenblatt commented that this EIR is rather long. He suggested that future such documents should be shorter and that the Comments and Responses section should not be redundant in the author's responses.

Commissioner Dearman asked questions of the staff regarding the distance between the windowed walls of the subject building and the existing building and commented on the color of the building.

Commissioner Starbuck suggested that EIRs summarize areas where a subject development contributes to the cumulative impacts with other current or recent development in the vicinity.

Commissioner Kelleher mentioned an omission regarding fossil fuel consumption and a policy to mitigate traffic impacts.

President Rosenblatt reminded the public that further written comments on this EIR can be sent to the Office of Environmental Review.

The Commission heard from Commissioner Bierman a motion which was seconded by Commissioner Dearman to close the public hearing. The motion passed by a vote of 7-0.

ZM80.12 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 1801 FULTON STREET, SOUTHWEST CORNER AT MASONIC AVENUE, LOT 1 IN ASSESSOR'S BLOCK 1137, FROM AN RM-2 (HOUSE, THREE-FAMILY) TO AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) OR A C-1 (NEIGHBORHOOD SHOPPING) DISTRICT.

Robert Passmore, Assistant Director for Implementation, said that the Commission had earlier approved an application for a store at this address to remain open after the normal closing hours set by the Planning Code for non-conforming uses and since the use could continue without a rezoning, the staff recommends disapproval.

A motion was made by Commissioner Bierman to disapprove the application. The motion was seconded by Commissioner Dearman and was passed by a vote of 7-0 as City Planning Commission Resolution No. 8624.

ZM80.23 - PROPOSAL FOR RECLASSIFICATION OF PROPERTY AT TEN UNITED NATIONS PLAZA, LOTS 8 AND 9 IN ASSESSOR'S BLOCK 351 FROM A P (PUBLIC) DISTRICT TO C-3-G (DOWNTOWN GENERAL COMMERCIAL) DISTRICT.

Charles Gill, Planner III, explained that the present zoning was a result of staff error and the proposal would simply make the property conform to development already approved by the Commission. Commissioner Dearman moved to approve the change. Commissioner Bierman seconded the motion which was adopted unanimously as City Planning Commission Resolution No. 8625.

CUSO.117 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 529 CASTRO STREET, EAST SIDE BETWEEN 18TH AND 19TH STREETS, LOT 68 IN ASSESSOR'S BLOCK 3583, FOR OFFICES ABOVE THE GROUND FLOOR IN A C-2 (COMMUNITY BUSINESS) DISTRICT, WITH A MORATORIUM ON CONVERSION OF RESIDENTIAL UNITS TO COMMERCIAL USES OTHER THAN BY CONDITIONAL USE, IN AN INITIATED RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT.

James Miller, Planner II, presented the staff report.

President Rosenblatt and Commissioner Karasick had a few questions of clarification.

Mathew Coles, the applicant, presented an argument for permitting his law practice to move above the ground level since he lost his lease at his present location.

Jim Podrads spoke in favor of the proposal on behalf of himself and several dozen friends and neighbors because the applicant provides good service.

Don Cummings, representing Gay Rights Associates and who is the landlord of the applicant spoke in support.

Ron Baker, Mark Hats and Jeffery Catsoff, residents of the area, also testified in favor of the application.

Sue Westor expressed concern over the loss of housing and the lack of enforcement against illegal conversions in the area.

Commissioner Bierman discussed with Mr. Passmore whether the intent of the moratorium on conversions wasn't to save 3rd floor vs. 2nd floor housing.

Walter Park, President of the Duboce Triangle Association, expressed concern over the loss of residential units asked for a one-week continuation.

Robert Passmore presented the staff recommendation of approval with conditions as described in the resolution. Commissioner Nakashima moved to approve the matter. Commissioner Bierman seconded the motion which passed by a vote of 5-2 with Commissioners Dearman and Starbuck voting against the motion. This action is expressed in City Planning Commission Resolution No. 3626.

JULY 3, 1980

CUCO.55 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1350 CALIFORNIA STREET, NORTH SIDE BETWEEN HYDE AND LEAVENWORTH STREETS, LOT 12A IN ASSESSOR'S BLOCK 248, TO CONSTRUCT 31 DWELLING UNITS EXCEEDING 40 FEET IN HEIGHT IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) AND 65 FOOT HEIGHT DISTRICTS.

Robert Passmore presented the staff report.

Thomas Brady requested a continuation of the public hearing so that neighborhood organizations could consult with the applicant.

Ring Chen, owner of adjacent property opposed the proposal due to its being higher than his building and shadowing his yard. He requested that changes be made in the design.

Dort Egglie said she owns an apartment building which would have its view blocked by the proposal. She also mentioned the parking problem in the area.

Lee Gunderson outlined what he called errors in the environmental evaluation for the project.

Mr. Passmore noted that the portion of the environmental evaluation referred to by Mr. Gunderson was the filled out by the applicant.

Geo Couth, the applicant, summarized the proposal stating that the development conforms to the Nob Hill "downzoning".

John Slesinger, the architect for the project, explained aspects of the plan.

Mel Dadowitz, one of the developers, said that the Nob Hill Association indicated the proposal conforms to the Nob Hill "downzoning".

There was a discussion about the effects of the proposal on the adjoining building by Ring Chen, Mr. Passmore and Mr. Slesinger.

Andrew Darby objected to the removal of the parking garage which the proposal would replace.

There was a discussion of the parking problem among the commissioners, staff and the developers.

Steven Mar, who operated the former garage said the owner did not allow him to exercise his option to buy the property and some discussion ensued on this issue between Mr. Mar and the developer.

Commissioner Biernan moved to continue the matter. The motion was seconded and the Commission discussed issues of public notification, inadequate parking in the area, the proposals effects on surrounding buildings and whether a continuation could aid any of these problems.

The motion to continue the matter failed by a vote of 4 to 3 with Commissioners Eierman, Dearman and Starbuck favoring it.

In response to a request from Commissioner Rosenblatt, Robert Passmore presented the staff recommendation of approval with conditions described in the resolution.

After a short discussion about design modifications, Mr. Okamoto suggested that the Commission could add an amendment to the resolution authorizing the staff to review and modify the final plans taking into account the design issues raised in this meeting.

Commissioner Karasick moved to approve the proposal and the Director's resolution with the amendment suggested by the Director. The motion was seconded by Commissioner Kelleher and passed by a vote of 4 to 3 with Commissioners Eierman, Dearman and Starbuck opposed. This action is expressed in City Planning Commission Resolution No. 3627.

CU30.5 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 220-222 PARNASSUS AVENUE, NORTH SIDE BETWEEN STANYAN AND WILLARD STREETS, LOTS 9 AND 10 IN ASSESSOR'S PLOK 1274, TO CREATE SEVEN DWELLING UNITS ON LOT WITH AREA OF 6,875 SQUARE FEET WHEN 1,000 SQUARE FEET IS REQUIRED PER UNIT, IN AN RM-3 (HOUSE, THREE-FAMILY) DISTRICT.

James Miller presented the staff report including the recommendation for approval with conditions.

Ed Bessiron, the applicant, said he agreed with the conditions.

Commissioner Starbuck moved to approve the application and Commissioner Nakashima seconded the motion. The motion passed unanimously as City Planning Commission Resolution No. 3628.

ZM30.19 - REQUEST FOR RECLASSIFICATION OF PROPERTY ON THE SOUTH SIDE OF MINNA STREET WEST OF 11TH STREET, LOTS 70 AND 71 IN ASSESSOR'S BLOCK 3511, FROM AN RM-3 (HOUSE, THREE-FAMILY) DISTRICT TO A C-M (HEAVY COMMERCIAL) DISTRICT.

Joseph Fitzpatrick, Planner III, presented the staff report recommending denial of the application.

William Sargent, the Architect for the owner said the owner bought the lot with the express intent of expanding his business. He said the area is mostly commercial and the housing looks temporary.

Phil Estrim, who owns one of the adjacent cottages requested the matter be denied.

Commissioner Dearman moved to deny the application. The motion was seconded by Commissioner Biernan and passed unanimously as City Planning Commission Resolution No. 3629.

Commissioner Dearman left at this point.

CU30.33 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1960 HAYES STREET, NORTH SIDE BETWEEN ASHEURY AND CLAYTON STREETS, LOT 3 IN ASSESSOR'S BLOCK 1195, FOR AN ELEMENTARY SCHOOL FOR 250 STUDENTS IN AN RM-3 (HOUSE, THREE-FAMILY) DISTRICT.

Joseph Fitzpatrick described the project referring to plans.

Stephen Jacobs, spokesman for Live Oaks School presented a background for the application and arguments in favor of its approval addressing issues of noise, traffic design and neighborhood compatibility. He presented the Commission with two versions of petitions supporting the proposal.

In response to a question from Commissioner Dearman, Mr. Passmore explained that since the existing use is non-conforming, the proposal requires a Conditional Use only because it would add to the top of the building.

Robert Hershey, Architect for the proposal, explained some design issues and answered Commissioner's questions.

Charles Satter, Accoustical Engineer, for the applicant presented a summary of his study of the noise issue concluding that noise levels would not be substantial at the neighbor's windows.

The Architect and Accoustical Engineer answered questions from a Commissioner.

A parent of one of the school's students testified about her experience of noise levels from living next to a public school.

Mary Schek of 1929 Grove who is associated with the school, spoke in support of the school.

Alco Mary said that her son went to Live Oak School and she supports it.

Doug Engman, President of the Stanyan/Fulton Neighborhood Association said their organization has supported a number of programs in their neighborhood but this is a new institution with no history here and it would add to the cumulative impact of all the others.

Pat Quinlan, a neighbor of the school, speaking for some of her neighbors and herself, expressed concern about parking, toxicity and noise impacts. She said the existing building should be demolished and replaced by housing with rear yards.

Eob Foreman said he had distributed letters against the school. He said he moved to the neighborhood for the quiet and the proposal would cause him to move out. He critized the information presented by the application saying it misrepresented the facts. He presented a petition against the project.

Joe Amsel of 1970 Hayes questioned the conclusions of the accoustical consultant and whether the children would have to cross Hayes Street to play at the panhandle. He would prefer a building with a rear yard.

Ellen Benjamin of 241 Ashbury expressed concern about traffic on Hayes Street, the number of teachers, parking and the use of a public park by a private school.

Yvette Williams representing the Haight Ashbury Neighborhood Association said their association opposes the proposal.

President Rosenblatt said he intended to vote in favor of the proposal as he thought there is a need for such facilities.

Commissioner Bierman said she would oppose the proposal because this neighborhood is inundated with institutional uses.

Commissioner Starbuck moved to deny the application. The motion was seconded by Commissioner Nakashima and passed by a vote of 4 to 2 with Commissioners Karasick and Posenblatt dissenting and with Commissioner Dearman absent. This action is expressed in City Planning Commission Resolution No. 2630.

PUBLIC HEARING TO CONSIDER ADOPTION OF THE CENTRAL WATERFRONT PLAN, A PART OF THE MASTER PLAN OF THE CITY AND COUNTY OF SAN FRANCISCO.

Lawrence Mansbach, Planner II, outlined the area covered by the plan and summarized its "Policies and Objectives." He mentioned some of the specific development ideas which this plan would support. He said the staff had distributed 250 copies of the plan to the public and he urged its approval.

Bob Hayden, representing the San Francisco Chamber of Commerce, said he agrees with the plan except that housing in this area should not be encouraged.

Euford Johnson, representing the San Francisco Municipal Railway, complained that Muni did not receive a formal request to respond to the plan and asked for a 2-week continuation of this hearing so he can study how it affects specific Muni plans. He said some of its policies should be strengthened.

George Williams, Assistant Director for Plans and Programs, said this plan was worked out with Muni.

Jim Purth, Potrero League of Active Neighbors, said his organization endorses this plan, especially the policies favoring jobs and more housing. He opposes any expansion of the P.G.&E. plant.

Robert Pong of the Mission Creek Harbor Association said he is concerned about the policy of public access to Mission Creek. He requested a continuation to allow his association to study the plan further.

Robert Katz of the Northeast Waterfront Committee wanted a disclaimer statement that the drawings are not a part of the plan. He said that the houseboats of China Basin are a vital part of San Francisco.

Jean Kortum of the Northeast Waterfront Committee said the plan should better address the future needs of the railroad and should study specific Port Authority plans.

Bill Popin of the Central Waterfront Committee and Henry Curtis spoke in favor of the plan.

Jim Borchman of the Southern Pacific Railway, Real Estate Department, said there should be better consideration of industrial uses on railroad land. He said he was not comfortable with encouraging housing at Mission Creek with railroad operations as they are at present.

George Williams said he agreed with the disclaimer statement proposed and further proposed an amendment to the adopting resolution and the plan's Policy 1, Objective 2, to maintain existing recreation and housing uses. He repeated that there is nothing in the plan which is inconsistent with Muni plans.

Commissioner Nakashima moved to adopt the plan. Commissioner Bierman seconded the motion which passed unanimously as City Planning Commission Resolution No. 8631. President Rosenblatt and Commissioner Dearman were absent for the vote.

INFORMATIONAL PRESENTATION AND PUBLIC COMMENTS ON THE PROPOSED SHOW PLACE EXPANSION PROGRAM.

Bill Popin presented the plan referring to a map on display.

Eabette Drefke of 701 Kansas Street objected to Potrero Hill resident's traffic being changed to accommodate businesses and to Federal money being spent to improve private business.

Bob Johnson a Potrero Hill resident commented on the plan suggesting that a number of railroad spurs should be eliminated.

George Williams said that the staff would also like to receive an idea of what environmental impact issues should be addressed in evaluating this project.

Robert Passmore introduced to the Commission Gill Chavis of the Office of Environmental Review who would coordinate the environmental evaluations of all the projects connected with the showplace.

President Rosenblatt noted no action is required from the Commission on this informational item.

CONSIDERATION OF AMENDMENTS TO THE RESIDENCE ELEMENT OF THE COMPREHENSIVE PLAN WITH RESPECT TO CONDOMINIUM CONVERSION SUBDIVISIONS BY AMENDING OBJECTIVE 5, POLICY 4 (EXPAND OPPORTUNITIES FOR HOME OWNERSHIP) AND ADDING A NEW POLICY CONCERNING THE CONVERSION OF EXISTING RENTAL APARTMENT BUILDINGS INTO CONDOMINIUMS OR STOCK COOPERATIVES ONLY WHEN THE CONVERSION MEETS CERTAIN CRITERIA.

(Continued from the Regular Meeting of May 8, 1980)

(AND)

CONSIDERATION OF ENDORSEMENT OF AMENDMENTS TO PART II, CHAPTER XIII (SUBDIVISION CODE), SAN FRANCISCO MUNICIPAL CODE WITH RESPECT TO CONDOMINIUM SUBDIVISION.

(Continued from the Regular Meeting of May 8, 1980)

Alec Tash, Planner IV, indicated that he would like both of these items discussed together. He presented the proposal referring to the July 3, 1980 memo. He indicated the sections of the Subdivision Ordinance that would be changed, one of which would provide for a lifetime lease for existing renters. Mr. Tash answered questions from the Commissioners concerning the effects of the lifetime lease provisions.

Mr. Tosta, an Attorney who's clients are condominium converters, criticized the proposals focusing on the lifetime lease, the percentage of signers of "intent-to-purchase", the low and moderate income unit calculation and the retroactive effectiveness provisions.

Joe Smityin said the proposal would make it harder for the little person to convert. He said these rules don't go to the problems which are: 1. protection of housing stock, 2. displacement, 3. preservation of housing alternatives.

In regard to Mr. Tosta's suggestion that legislation should directly address the behavior intended to be curtailed, George Williams said that the lifetime lease provision would avoid the complexities of legislating directly the social consequences of dislocation.

Carol Leder stated she thinks the 50% intent-to-sign provision is fair.

Joyce Silver objected to the exclusion of anyone not living in the building for a period of a year or more from being counted in the percentage. She said the lifetime lease provision was also unfair.

Ron Ratner, a tenant of 1998 Broadway, spoke in favor of the lifetime lease, the 50 percent provision and the one-year occupancy requirement.

Barbara Metzger, an attorney whose clients are converters of small buildings, suggested that the legislation should be much simpler.

President Rosenblatt said that, in suggesting the lifetime lease approach, his hope was to simplify by deleting other provisions. He wondered whether the lifetime lease provision could be different for buildings with less than five units. He said the issue is too complex to hurry through and therefore recommended an extension of this consideration.

The Commission discussed various dates for a reconsideration.

Commissioner Bierman said she wanted to vote on these provisions tonight.

After further discussion, the Commission heard a motion from Commissioner Nakashima to continue the matter to July 31st. The motion was seconded by Commissioner Karasick and passed unanimously.

President Rosenblatt adjourned the meeting.

The Meeting was adjourned at 11:30 p.m.

Respectfully submitted,

Paul Rosseter,
Acting Administrative Secretary
City Planning Commission

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
JULY 10, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.
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PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

1:00 P.M.

1. Current Matters
 - A. Director's Report

Consideration of a Resolution authorizing the Director of Planning, on behalf of the Transportation Policy Group, to execute a contract with consultant Dr. Ira Fink, for an amount not to exceed \$16,000, to undertake an evaluation of the Joint Institutional Transportation Systems Management Program.

Approved Resolution No. 8632 Vote 5-1
Voting no: Commissioner Starbuck.
Absent: Commissioner Dearman.

Consideration of a Resolution authorizing the Director of Planning to enter into a work-study agreement, with the University of California at Berkeley for two work-study students, for an amount not to exceed \$2,500.

Approved Resolution No. 8633 Vote 6-0
Absent: Commissioner Dearman.

- B. Commissioners' Questions and Matters

With respect to the Joint Institutional Transportation Systems Management Program, the Commission requested a presentation of the findings of the evaluation to be conducted of the program.

Commissioner Starbuck asked for a status report on the Downtown Conservation and Development Study. In addition, he suggested that the Director consider an Environmental Impact Report on the four or five "conservation and development" alternatives already proposed for the downtown.

JULY 10, 1980

1:30 P.M.

2. DR79.23 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8005323 FOR A THREE-STORY OFFICE BUILDING AT ONE VAN NESS AVENUE, AT MARKET STREET. (EE79.303)

Approved Resolution No. 8634 Vote 6-0
Absent: Commissioner Dearman

3. R80.10 - PUBLIC PARKING FACILITY FOR 750 CARS, NORTH EAST CORNER, THIRD AND CLEMENTINA STREETS, ASSESSOR'S BLOCK 3735 (YERBAN BUENA CENTER).

Passed motion for Master Plan Conformity. Vote 5-1
Voting no: Commissioner Starbuck.
Absent: Commissioner Dearman.

2:00 P.M.

4. RS80.73 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 3835 SCOTT STREET, WEST SIDE BETWEEN MARINA BOULEVARD AND JEFFERSON STREET, LOT 18 IN ASSESSOR'S BLOCK 912, FOR 18-UNIT CONDOMINIUM CONVERSION SUBDIVISION.
(Continued from the Regular Meeting of June 26, 1980)

Approved with conditions. Resolution No. 8639
Vote 4-3
Voting no: Commissioners Bierman, Dearman and Starbuck.

5. RS80.81 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 401 - 26TH AVENUE AND 2501 CLEMENT STREET, SOUTHWEST CORNER, LOT 1 IN ASSESSOR'S BLOCK 1458, FOR 6-RESIDENTIAL AND 1-COMMERCIAL UNIT CONDOMINIUM CONVERSION SUBDIVISION.
(Continued from the Regular Meeting of June 26, 1980)

Approved with conditions. Resolution No. 8635
Vote 4-3
Voting no: Commissioners Bierman, Dearman and Starbuck.

6. RS80.89 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 736-44 FELL STREET, NORTH SIDE BETWEEN WEBSTER AND FILLMORE STREETS, LOT 11 IN ASSESSOR'S BLOCK 821, FOR 5-UNIT CONDOMINIUM CONVERSION SUBDIVISION.
(Continued from the regular Meeting of June 26, 1980)

Approved with conditions. Resolution No. 8636
Vote 4-3
Voting no: Commissioners Bierman, Dearman and Starbuck.

2:00 P.M. (Cont)

7. RS80.64 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2363 LARKIN STREET, SOUTHWEST CORNER AT FILBERT STREET, LOT 1 IN ASSESSOR'S BLOCK 525, FOR 16-UNIT CONDOMINIUM CONVERSION SUBDIVISION.
(Continued from the Regular Meeting of June 26, 1980)

Passed motion to continue to August 14, 1980.

Vote 7-0

8. RS80.90 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1760 PACIFIC AVENUE, NORTH SIDE BETWEEN FRANKLIN STREET AND VAN NESS AVENUE, LOT 8 IN ASSESSOR'S BLOCK 575, FOR 11-UNIT CONDOMINIUM CONVERSION SUBDIVISION.
(Continued from the Regular Meeting of June 26, 1980)

Approved with conditions. Resolution No. 8637

Vote 4-3

Voting no: Commissioners Bierman, Dearman and Starbuck.

9. RS79.103 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AND JOINT PUBLIC HEARING WITH THE DEPARTMENT OF PUBLIC WORKS AT 2040 FRANKLIN STREET (JACKSON TOWERS), SOUTHWEST CORNER AT JACKSON STREET, LOT 17 IN ASSESSOR'S BLOCK 599, FOR 31-UNIT CONDOMINIUM CONVERSION SUBDIVISION, INCLUDING REQUEST FOR EXCEPTION FROM RETENTION OF LOW- AND MODERATE-INCOME HOUSING STOCK PROVISIONS OF THE SUBDIVISION CODE.
(Continued from the Regular Meeting of June 26, 1980)

Approved with conditions. Resolution No. 8640

Vote 4-3

Voting no: Commissioners Bierman, Dearman and Starbuck.

10. RS80.91 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1701 BROADWAY, SOUTHWEST CORNER AT FRANKLIN STREET, LOT 1 IN ASSESSOR'S BLOCK 576, FOR 8-UNIT CONDOMINIUM CONVERSION SUBDIVISION.
(Continued from the Regular Meeting of June 26, 1980)

Approved with conditions. Resolution No. 8638

Vote 4-3

Voting no: Commissioners Bierman, Dearman and Starbuck.

2:30 P.M.

11. ZM80.21 - PROPOSAL FOR RECLASSIFICATION OF PROPERTY ON THE NORTH SIDE OF COLLEGE AVENUE, 567½ FEET WEST OF MISSION STREET, PORTION OF LOT 66 IN ASSESSOR'S BLOCK 6692, FROM A P (PUBLIC USE) TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT. (EE80.212)

Approved Resolution No. 8641 Vote 6-0

Absent: Commissioner Bierman.

12. CU80.199 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 48-52 SHRADER STREET, EAST SIDE BETWEEN FULTON AND GROVE STREETS, LOT 1M IN ASSESSOR'S BLOCK 1190, FOR A RESIDENTIAL CARE FACILITY FOR TWELVE PERSONS IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT. (EE80.128)

Approved Resolution No. 8642 Vote 5-1

Voting no: Commissioner Dearman.

Absent: Commissioner Starbuck.

3:15 P.M.

13. CU80.102 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2326 AND 2330-32 JUDAH STREET, NORTH SIDE BETWEEN 28TH AND 29TH AVENUES, LOT 17 IN ASSESSOR'S BLOCK 1783, TO CONVERT RETAIL STORES TO CHURCH IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT. (EE80.176)

Approved with conditions. Resolution No. 8643

Vote 7-0

14. CU80.58 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 485-87 AND 491-95 THIRD STREET, NORTHWEST SIDE BETWEEN STILLMAN AND BRYANT STREETS, LOTS 20 AND 21 IN ASSESSOR'S BLOCK 3763, FOR THE ADDITION OF OFFICE SPACE ABOVE THE GROUND FLOOR IN AN RC-2 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE DENSITY) DISTRICT. (EE80.161)

Approved with conditions. Resolution No. 8644
Vote 4-3

Voting no: Commissioners Karasick, Kelleher and Rosenblatt.

4:00 P.M.

15. RS80.59 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 3620 - 19TH STREET, INTERIOR PORTION OF BLOCK ALSO BOUNDED BY OAKWOOD, 18TH AND GUERRERO STREETS, LOTS 18, 68 AND 70 IN ASSESSOR'S BLOCK 3587 FOR A 31-UNIT CONDOMINIUM SUBDIVISION. (EE78.248)

NOTE: UNDER PROVISIONS OF THE SUBDIVISION CODE, THE DEPARTMENT HAS RECEIVED A REQUEST TO CONTINUE THIS MATTER.

Approved Resolution No. 8645 Vote 7-0

16. ZM80.25 - PROPOSAL FOR RECLASSIFICATION OF PROPERTY AT 1 THROUGH 14 MC CORMICK STREET, EAST AND WEST SIDES BEGINNING 73 FEET SOUTH OF PACIFIC AVENUE, LOTS 32, 33, 34, 36, 37, 42 AND 43 IN ASSESSOR'S BLOCK 185, FROM AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT AND AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT TO AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT. (EE76.118)

Approved Resolution No. 8646 Vote 7-0

17. EE79.135 - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED FLYING TIGER LINE AND JAPAN AIR LINES AIR CARGO FACILITIES AT SAN FRANCISCO INTERNATIONAL AIRPORT. FLYING TIGER LINES - AFTER DEMOLITION OF AN EXISTING FACILITY, IN PLOT 50-A CONSTRUCTION OF A 112,000 SQUARE FOOT CARGO FACILITY WITH A MAXIMUM HEIGHT OF 40 FEET, CONSISTING OF 80,000 SQUARE FEET OF WAREHOUSE SPACE, 20,000 SQUARE FEET OF OFFICE SPACE AND 12,000 SQUARE FEET OF MAINTENANCE SPACE. THE AIRCRAFT RAMP AREA WOULD CONTAIN 420,000 SQUARE FEET. AIRCRAFT PARKING WOULD BE PROVIDED FOR TWO 747s AND THREE DCBs; PARKING WOULD BE PROVIDED FOR 300 EMPLOYEES. JAPAN AIR LINES - AFTER VACATING EXISTING FACILITIES, IN PLOT 50-B, CONSTRUCTION OF A 92,000 SQUARE FOOT CARGO FACILITY WITH A MAXIMUM HEIGHT OF 35 FEET, CONSISTING OF A 63,000 SQUARE FOOT WAREHOUSE, 24,000 SQUARE FEET OF OFFICE SPACE AND 5,000 SQUARE FEET OF MAINTENANCE SPACE. THE AIRCRAFT RAMP AREA WOULD CONTAIN 250,000 SQUARE FEET. AIRCRAFT PARKING WOULD BE PROVIDED FOR THREE 747s OR FOUR DCBs; PARKING WOULD BE PROVIDED FOR 100 EMPLOYEES.

JULY 10, 1980

4:00 P.M. (Cont)

17. EE79.135 - NOTE: STAFF RECOMMENDATION IS TO POSTPONE THIS MATTER TO A LATER DATE.

Passed motion to continue indefinitely.

Vote 7-0

4:30 P.M.

18. DR80.6 - DISCRETIONARY REVIEW OF THE PROPOSED DAON BUILDING AT THE SOUTHEAST CORNER OF BATTERY AND SACRAMENTO STREETS; 25-STORY, 351-FOOT OFFICE TOWER, WITH 289,000 GROSS SQUARE FEET INCLUDING 239,000 NET SQUARE FEET OF OFFICE SPACE, 4,500 NET SQUARE FEET FOR GROUND FLOOR SAVING AND LOAN OFFICE AND 3,800 NET SQUARE FEET FOR RETAIL SPACE; NO PARKING AFTER DEMOLITION OF THREE BUILDINGS ON SITE. (Continued from the Regular Meeting of June 12, 1980)

Approved with conditions.

Resolution No. 8647

Vote 5-1

Voting no: Commissioner Starbuck.

Absent: Commissioner Nakashima.

Adjourned:

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
JULY 17, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

SEP 8 1980

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PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

ABSENT: None.

1:00

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

1:30 P.M.

2. PUBLIC HEARING TO RECEIVE COMMENTS RELATED TO HOUSING IN THE
SAN FRANCISCO COASTAL ZONE.

No Action taken.

2:00 P.M.

3. CONSIDERATION OF RESOLUTIONS OF INTENTION INITIATING THE
ESTABLISHMENT OF NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS
FOR SACRAMENTO STREET, FILLMORE STREET, HAIGHT STREET, CASTRO
STREET (EUREKA VALLEY), MARKET STREET (EAST AND WEST), 24TH STREET
(MISSION), 24TH STREET (NOE VALLEY), AND VALENCIA STREET.

Approved/Sacramento	Resolution No. 8648	Vote 7-0
Approved/Fillmore	Resolution No. 8649	Vote 7-0
Approved/Haight	Resolution No. 8650	Vote 7-0
Approved/Castro	Resolution No. 8651	Vote 7-0
Approved/Market-East	Resolution No. 8652	Vote 7-0
Approved/Market-West	Resolution No. 8653	Vote 7-0
Approved/24th-Mission	Resolution No. 8654	Vote 7-0
Approved/24th-Noe	Resolution No. 8655	Vote 7-0
Approved/Valencia	Resolution No. 8656	Vote 7-0

4. ZM80.30 - PROPOSAL TO ESTABLISH A SPECIAL USE DISTRICT FOR 3225
AND 3705 SACRAMENTO STREET, BETWEEN LYON AND SPRUCE
STREETS AND 345-430 PRESIDIO, IN AN RC-1 (RESIDENTIAL-
COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; LOTS 6-8,
11-17 IN ASSESSOR'S BLOCK 1007; LOTS 4-14 IN BLOCK 1008;
LOTS 7-14, 26, 27 IN BLOCK 1009; LOTS 4-8, 12-15, 28,
28A IN BLOCK 1010; LOTS 4-11, 13-16 IN BLOCK 1011; LOT

JULY 17, 1980

2:00 P.M. (Cont)

4. ZM80.30 - 7 IN BLOCK 1018; LOTS 1, 19-31 IN BLOCK 1019; LOTS 1, 19-22, 24, 25, 28, 29, 35 IN BLOCK 1020; LOTS 5, 6A, 9-13, 15-18, 24-27 IN BLOCK 1021; LOTS 18-24 IN BLOCK 1022.

Approved Resolution No. 8657 Vote 7-0

5. ZM80.31 - PROPOSAL TO ESTABLISH A SPECIAL USE DISTRICT FOR 1900 TO 2500 FILLMORE STREET, BETWEEN BUSH AND JACKSON STREETS, AND 2380-2500 CALIFORNIA STREET, STEINER TO FILLMORE STREETS; 2290-2499 PINE STREET, STEINER TO FILLMORE, IN A C-2 (COMMUNITY BUSINESS) DISTRICT; LOTS 3, 4 IN ASSESSOR'S BLOCK 634; LOTS 1-10, 10A IN BLOCK 635; LOTS 18, 18A, 21-23 IN BLOCK 636; LOTS 19-24 IN BLOCK 629; LOTS 1-10 IN BLOCK 630; LOTS 1-4 IN BLOCK 611; LOTS 19, 22, 33-35 IN BLOCK 612; LOTS 18, 18A, 18B, 18C, 18D, 18E, 18F AND 19 IN BLOCK 605; LOTS 1-6 IN BLOCK 606; LOTS 17, 20-23, 25 IN BLOCK 653; LOTS 1-11, 19A, 25 IN BLOCK 654; LOTS 1, 2, 32, 34 IN BLOCK 655; LOTS 1-9, 17, 18, 20, 29, 30-33 IN BLOCK 659; LOTS 17-23 IN BLOCK 660.

Approved Resolution No. 8658 Vote 7-0

6. ZM80.32 - PROPOSAL TO ESTABLISH A SPECIAL USE DISTRICT FOR 1300 TO 1899 HAIGHT STREET, BETWEEN STANYAN AND CENTRAL STREETS, IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; LOTS 4-7 IN ASSESSOR'S BLOCK 1228; LOTS 7, 8, 10, 11, 13, 14 IN BLOCK 1229; LOTS 8-17 IN BLOCK 1230; LOTS 9-18 IN BLOCK 1231; LOTS 1, 4-7 IN BLOCK 1232; LOTS 10, 12-22 IN BLOCK 1233; LOTS 1, 8, 29-31 IN BLOCK 1243; LOTS 22, 24, 25, 27-30 IN BLOCK 1244; LOTS 1, 23-26, 29-33 IN BLOCK 1245; LOTS 23, 28, 29 IN BLOCK 1246; LOTS 1, 20, 23-25 IN BLOCK 1247; LOTS 1, 19-23 IN BLOCK 1248; LOTS 14-17, 19, 23 IN BLOCK 1249.

Approved Resolution No. 8659 Vote 7-0

2:00 P.M. (Cont)

7. ZM80.33 - PROPOSAL TO ESTABLISH A SPECIAL USE DISTRICT FOR 400 TO 600 CASTRO STREET, BETWEEN 19TH AND MARKET STREETS; 4051-4257 18TH STREET, BETWEEN DIAMOND AND HARTFORD; AND 4105-4123 19TH STREET, BETWEEN CASTRO AND COLLINGWOOD STREETS, IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; LOTS 2-12, 14-16, 33-35 IN ASSESSOR'S BLOCK 2647; LOTS 16-20, 22A, 43, 52 IN BLOCK 2648; LOTS 1, 35-39 IN BLOCK 2694; LOTS 1-16, 35, 36, 41, 42 IN BLOCK 2695; LOT 1 IN BLOCK 2696; LOTS 51-62, 64, 66, 71-76, 85 IN BLOCK 3582; LOTS 1, 56-59, 61-79, 80-88 IN BLOCK 3583.

Approved

Resolution No. 8660

Vote 7-0

8. ZM80.34 - PROPOSAL TO ESTABLISH A SPECIAL USE DISTRICT FOR UPPER MARKET STREET EAST, 2100-2399 MARKET STREET, BETWEEN CHURCH AND VALENCIA STREETS; 1, 102-250, 101-271 CHURCH STREET; 200-216 DUBOCE STREET; 71-89 HERMAN STREET; 1-100 GUERRERO STREET; IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; LOTS 4-8, 14, 16 IN ASSESSOR'S BLOCK 871; LOTS 1, 2, 4-7 IN BLOCK 872; LOTS 1-17 IN BLOCK 3501; LOTS 40-45, 68, 70 IN BLOCK 3502; LOT 2 IN BLOCK 3503; LOTS 57-60 IN BLOCK 3554; LOTS 1, 8, 9, 11-13 IN BLOCK 3535; LOT 1 IN BLOCK 3536; LOTS 1, 5, 6, 7, 13-23, 24A, 91, 109 IN BLOCK 3537.

Approved

Resolution No. 8661

Vote 7-0

9. ZM80.35 - PROPOSAL TO ESTABLISH A SPECIAL USE DISTRICT FOR UPPER MARKET WEST, 1800-2099 MARKET STREET, BETWEEN CASTRO AND CHURCH STREETS; 325, 327, 375 CASTRO STREET; 250-292 AND 313-333 NOE STREET; 3600, 3583 AND 3571 17TH STREET; 150-212 SANCHEZ STREET; 655, 683, 685, 689, 691, 693 AND 700-748 14TH STREET, IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; LOTS 7-10 IN BLOCK 3541; LOTS 4-17, 39-41 IN BLOCK 3542; LOTS 1, 3, 3A, 3B, 10-12 IN BLOCK 3543; LOTS 56-60, 62-65, 67, 70-72 IN BLOCK 3544; LOTS 35A, 36-39 IN BLOCK 3558; LOTS 1-3, 9, 12-19 IN BLOCK 3559; LOTS 1, 5-13, 15, 31 IN BLOCK 3560; LOTS 8-15 IN BLOCK 3561; LOTS 1, 3, 4, 6-15, 17 IN BLOCK 3562; LOTS 18, 19, 22, 23, 25-30, 34, 35 IN BLOCK 3563; LOTS 86-93 IN BLOCK 3564.

Approved

Resolution No. 8662

Vote 7-0

2:00 P.M. (Cont)

10. ZM80.36 - PROPOSAL TO ESTABLISH A SPECIAL USE DISTRICT FOR 3750-4199 - 24TH STREET, BETWEEN DIAMOND AND CHATTANOOGA STREETS, IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; LOTS 18, 19, 21, 22 IN ASSESSOR'S BLOCK 3650; LOTS 14-22 IN BLOCK 3651; LOTS 12, 13, 16-18, 44-46 IN BLOCK 3652; LOTS 6-9, 15-17, 19, 40, 41 IN BLOCK 3654; LOTS 8-12, 14, 15, 17-20 IN BLOCK 3656; LOTS 21, 22, 44 IN BLOCK 2830; LOTS 5-21 IN BLOCK 2831; LOTS 1-4 IN BLOCK 6505; LOTS 1-7, 29-46 IN BLOCK 6506; LOTS 1, 13A-24, 27-32 IN BLOCK 6507; LOTS 1, 25-40 IN BLOCK 6508; LOTS 1, 2, 20-23, 28, 29, 35-40 IN BLOCK 6509; LOTS 21-23 IN BLOCK 6510.

Approved

Resolution No. 8663

Vote 7-0

11. ZM80.37 - PROPOSAL TO ESTABLISH A SPECIAL USE DISTRICT FOR 2700 TO 3399 24TH STREET, BETWEEN VALENCIA AND POTRERO STREETS, IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; LOTS 11-17, 19-23, 66 IN ASSESSOR'S BLOCK 3640; LOTS 10C, 14-17, 19-23, 68, 69 IN BLOCK 3641; LOTS 11A, 13-21, 49 IN BLOCK 3642; LOTS 15-19, 37, 38 IN BLOCK 4206; LOTS 14B, 15-20 IN BLOCK 4207; LOTS 17-22 IN BLOCK 4208; LOTS 14-19 IN BLOCK 4209; LOTS 14-20 IN BLOCK 4210; LOTS 14, 16, 17 IN BLOCK 4211; LOT 26 IN BLOCK 4265; LOTS 1, 3, 5, 36 IN BLOCK 4266; LOTS 1, 30-33 IN BLOCK 4267; LOTS, 30-32 IN BLOCK 4268; LOTS 15-17, 21, 23-24 IN BLOCK 4269; LOTS 1, 33-37 IN BLOCK 4270; LOTS 23-26 IN BLOCK 6516; LOTS 1, 27-29 IN BLOCK 6518; LOTS 1, 40-45 IN BLOCK 6519; LOTS 1, 40 IN BLOCK 6521; LOTS 1, 40, 41 IN BLOCK 6522.

Approved

Resolution No. 8664

Vote 7-0

12. ZM80.38 - PROPOSAL TO ESTABLISH A SPECIAL USE DISTRICT FOR 300 TO 1590 VALENCIA STREET, BETWEEN 20TH AND ARMY STREETS, IN AN RC-1 (RESIDENTIAL-COMMERCIAL, COMBINED, LOW DENSITY) DISTRICT BETWEEN ARMY AND 20TH STREETS AND A CM (HEAVY COMMERCIAL) DISTRICT BETWEEN 14TH AND 20TH STREETS; LOT 1 IN BLOCK 3546; LOTS 5, 7-11, 13, 16-22, 27 IN BLOCK 3547; LOTS 16, 18-20, 25, 27, 29, 57, 58 IN BLOCK 3554; LOTS 1-3, 6-10, 15, 39, 40, 56, 57 IN BLOCK 3555; LOTS 1-15 IN BLOCK 3568; LOTS 38-51, 83 IN BLOCK 3569; LOTS 55-58, 60-62, 78, 79, 81, 83-85, 91 IN BLOCK 3576; LOTS 1, 1A, 2, 4-7, 9-11, 60, 65 IN BLOCK 3577; LOTS 1-10, 12 IN BLOCK 3588; LOTS 75, 82-

2:00 P.M. (Cont)

12. ZM80.38 - 85, 88, 91, 92, 95-99, 108 IN BLOCK 3589; LOTS 87A, 88-92, 97-103, 112, 113 IN BLOCK 3596; LOTS 1, 3, 6, 8, 9, 11, 12 IN BLOCK 3597; LOTS 2, 7-10, 72, 74 IN BLOCK 3608; LOTS 26-29, 31-39, 41, 42 IN BLOCK 3609; LOTS 12-25, 27, 28 IN BLOCK 3616; LOTS 1, 3-6, 8-12 IN BLOCK 3617; LOTS 1-5, 8-14 IN BLOCK 3635; LOTS 24-32, 34-36 IN BLOCK 3636; LOTS 18, 19 IN BLOCK 3643; LOTS 2-4, 6-9, 18, 20, 21 IN BLOCK 3644; LOTS 1-11 IN BLOCK 6514; LOTS 15-25 IN BLOCK 6515; LOTS 13-18, 21-28 IN BLOCK 6530; LOTS 1, 4-7, 9-14, 16, 17, 29, 30 IN BLOCK 6531; LOTS 29, 33, 34 IN BLOCK 6568; LOTS 9B, 10-13, 35 IN BLOCK 6569.

Approved

Resolution No. 8665

Vote 7-0

13. ZT80.4 - PUBLIC HEARING TO CONSIDER A PROPOSED AMENDMENT TO THE TEXT OF THE CITY PLANNING CODE. SAID PROPOSED AMENDMENT, INITIATED BY THE CITY PLANNING COMMISSION, WOULD AMEND SECTION 306(E) FEES OF THE CITY PLANNING CODE SO AS TO ESTABLISH FEES FOR APPLICATIONS FOR SPECIAL USE DISTRICTS CURRENTLY IN THE CITY PLANNING CODE AND/OR BEING PROPOSED FOR INCLUSION IN THE CITY PLANNING CODE.

Approved

Resolution No. 8666

Vote 7-0

14. CONSIDERATION OF A RESOLUTION AUTHORIZING THE DEPARTMENT OF CITY PLANNING TO SUBMIT A SUPPLEMENTARY BUDGET REQUEST TO THE BOARD OF SUPERVISORS TO PROVIDE STAFF FOR ADMINISTERING NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS' SPECIAL USE APPLICATION REQUIREMENTS.

Approved

Resolution No. 8667

Vote 7-0

5:00 P.M.

15. DR80.10 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8004867 FOR MEZZANINE, 2ND FLOOR CONSTRUCTION IN UNION STREET SPECIAL USE DISTRICT AT 1735 UNION STREET, SOUTH SIDE BETWEEN OCTAVIA AND GOUGH STREETS; LOT 15 IN ASSESSOR'S BLOCK 544.

Passed motion not to take Discretionary Review.
Vote 7-0

JULY 17, 1980

5:00 P.M. (Cont)

16. DR80.10 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8004867 FOR MEZZANINE, 2ND FLOOR CONSTRUCTION IN UNION STREET SPECIAL USE DISTRICT AT 1735 UNION STREET, SOUTH SIDE BETWEEN OCTAVIA AND GOUGH STREETS; LOT 15 IN ASSESSOR'S BLOCK 544.

Matter taken off Calendar.

17. DR80.11 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8003806 FOR TWO-STORY REAR YARD ADDITION IN UNION STREET SPECIAL USE DISTRICT AT 3027 FILLMORE STREET, WEST SIDE BETWEEN FILBERT AND UNION STREETS; LOT 7 IN ASSESSOR'S BLOCK 534.

Passed motion not to take Discretionary Review.
Vote 7-0

18. DR80.11 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8003806 FOR TWO-STORY REAR YARD ADDITION IN UNION STREET SPECIAL USE DISTRICT AT 3027 FILLMORE STREET, WEST SIDE BETWEEN FILBERT AND UNION STREETS; LOT 7 IN ASSESSOR'S BLOCK 534.

Matter taken off Calendar.

19. DR80.12 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8004579 TO CONVERT EXISTING UPPER TWO FLATS TO OFFICE USES IN UNION STREET SPECIAL USE DISTRICT AT 1626-1630 UNION STREET, NORTH SIDE BETWEEN GOUGH AND FRANKLIN STREETS; LOT 3 IN ASSESSOR'S BLOCK 528.

Passed motion not to take Discretionary Review.
Vote 7-0

20. DR80.12 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8004579 TO CONVERT EXISTING UPPER TWO FLATS TO OFFICE USES IN UNION STREET SPECIAL USE DISTRICT AT 1626-1630 UNION STREET, NORTH SIDE BETWEEN GOUGH AND FRANKLIN STREETS; LOT 3 IN ASSESSOR'S BLOCK 528.

Matter taken off Calendar.

5:00 P.M. (Cont)

21. DR80.13 - CONSIDERATION OF DISCRETIONARY REVIEW OF APPLICATION NO. 17514 TO THE POLICE DEPARTMENT FOR A CABARET (AFTER HOURS OPERATION) IN UNION STREET SPECIAL USE DISTRICT AT 2001 UNION STREET, SOUTHWEST CORNER AT BUCHANAN STREET; LOT 1 IN ASSESSOR'S BLOCK 541.

Passed motion to continue indefinitely.

22. DR80.13 - DISCRETIONARY REVIEW OF APPLICATION NO. 17514 TO THE POLICE DEPARTMENT FOR A CABARET (AFTER HOURS OPERATION) IN UNION STREET SPECIAL USE DISTRICT AT 2001 UNION STREET, SOUTHWEST CORNER AT BUCHANAN STREET; LOT 1 IN ASSESSOR'S BLOCK 541.

Passed motion to continue indefinitely.

23. SU80.1 - CONSIDERATION OF SPECIAL USE AUTHORIZATION FOR CABARET (AFTER HOURS USE) IN UNION STREET SPECIAL DISTRICT AT 2001 UNION STREET, SOUTHWEST CORNER AT BUCHANAN STREET; LOT 1 IN ASSESSOR'S BLOCK 541.

NOTE: THE DEPARTMENT WILL RECOMMEND THAT THE ABOVE THREE ITEMS BE CONTINUED TO A LATER DATE.

Passed motion to continue indefinitely.

Adjournment:

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SAN FRANCISCO
CITY PLANNING COMMISSION
MINUTES
OF THE
REGULAR MEETING
HELD
THURSDAY
JULY 17, 1980
ROOM 282, CITY HALL
1:00 P.M.

The San Francisco City Planning Commission met pursuant to notice on Thursday, July 17, 1980, at 1:00 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice President; Susan J. Bierman, Norman Karasick, Eugene Kelleher, Yoshio Nakashima and Charles Starbuck III, members of the City Planning Commission.

ABSENT: NONE.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert W. Passmore, Assistant Director of Planning; Charles Gill, Planner IV; Patrice Fambrini, Planner II; Mary Anne Miller, Planner III; Marie Zeller, Planner III and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner. Mike Mewhinney represented the San Francisco Progress.

CURRENT MATTERS

A. Director's Report

In the context of Department recommendations on pending proposals for School District surplus school sites, Robert Passmore, Assistant Director of Planning, said that he had severe doubts that Asian Incorporated would qualify as a community facility and therefore be eligible to locate at the Gough School site.

B. Commissioners' Questions and Matters

Commissioner Starbuck noted that the Airport Commission, relying on an Environmental Impact Report completed in 1971, was authorizing 250 million dollars in Revenue Bonds for reconstruction of the South and Central terminals.

PUBLIC HEARING TO RECEIVE COMMENTS RELATED TO HOUSING IN THE
SAN FRANCISCO COASTAL ZONE.

Marie Zeller, Planner III, introduced the subject. She then proceeded to describe each of four possible approaches to a basis for housing policy in the City's Coastal Zone. The approaches were described as follows:

1. The Micro Approach (One-for-one replacement)

This approach would require the replacement of any unit determined to be in low- or moderate-income housing stock on a one-for-one basis. Demolition permits would be reviewed to determine this. Owner-occupied single-family dwellings would be exempt.

2. The Middle Approach (Five-plus units)

This would be the same as the first approach, except it would apply only to projects of five or more units.

3. The Macro Approach (Continue City-wide efforts)

The efforts of San Francisco in attempting to solve its housing problems have been significant, as evidenced by the policies of the Residence Element, the Zoning amendments, the Condominium Ordinance, and the Rent Control Ordinance. Endeavors are continuing to formulate programs for preserving and providing low- and moderate-income housing on a City-wide basis.

4. The Test-Case Approach

Use the Coastal Zone as a test case for one or two years for the approaches outlined in 1. and 2.

Steve Scholl, representing the staff of the North Central Coast Regional Commission, summarized a letter from Robert Brown, Executive Director of the North Coast Central Regional Commission, dated July 15, 1980, to the City Planning Commission. Mr. Scholl said that the Coastal Act required the protection of low- and moderate-income housing opportunities, rather than the housing units themselves. Alternative No. 1, requiring a one-for-one replacement of all low- and moderate-income units proposed for demolition, is supported by the staff of the Coastal Commission, he said. He

concluded by saying that the staff of the Coastal Commission urged the City Planning Commission to assign a high priority to the consideration of a demolition and replacement ordinance as well as to the completion of the Local Coastal Program as a whole.

Harold Sellman, a resident of the Coastal zone urged protection of single family buildings in the zone.

Vivian Goodwin, a resident of the Coastal zone, supported Alternative No. 3 which stressed the development of City-wide policies to deal with the preservation and protection of low- and moderate-income housing.

Dan Giosso, residential builder and property owner in the Coastal zone, said that the small builder should not be forced to subsidize low- and moderate-income housing.

Mike Mc Gill, representing the San Francisco Planning and Urban Research Association, said that the association supported Alternative No. 3.

Attorneys Timothy Tosta and Barbara Herzig said that a one-for-one replacement policy would essentially preclude small scale development in the Coastal zone.

Ellen Jeunct, Chairperson of the North Central Coast Regional Commission, urged the Commission to consider Alternative No. 4, the "Test-Case" approach.

Commissioner Bierman said that, given the efforts of the Citizen's Housing Task Force, she had reservations about developing policy which could conceivably conflict with the efforts of the task force.

President Rosenblatt wondered what would happen if, subsequent to adoption of the Local Coastal Plan (LCP), the City's housing policies were to change.

Coastal Commission President Jeunct said that she did not know how difficult it would be for the City to free itself from housing policy commitments made in terms of an adopted LCP. Responding to President Rosenblatt, she said that she would explore the possibility of LCP adoption without a housing element.

President Rosenblatt remarked that he could see no reason to distinguish between the City as a whole and that part of the City in the zone. It's the tail wagging the dog, he said. I am prepared to go with existing City ordinances and policies.

Steve Scholl said that an LCP, once adopted, could be amended by a local jurisdiction with the concurrence of the California Coastal Commission.

The Commission instructed Ms. Zeller to continue her efforts to meet her timetable for bringing the housing element and complete LCP to the Commission for action.

The Commission took no further action on this matter.

CONSIDERATION OF RESOLUTIONS OF INTENTION INITIATING THE ESTABLISHMENT OF NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS FOR SACRAMENTO STREET, FILLMORE STREET, HAIGHT STREET, CASTRO STREET (EUREKA VALLEY), MARKET STREET (EAST AND WEST), 24TH STREET (MISSION), 24TH STREET (NOE VALLEY), AND VALENCIA STREET.

Robert Passmore, Assistant Director of Planning, introduced the subject. The Commission, he noted, endorsed the concept of Special Use Districts (SUD). That endorsement was transmitted to the Board of Supervisors which initiated the SUD's. The Board's action did not put controls into effect. The Commission, he said, could put controls into effect today. Those controls would be binding until final action by the Board and the Mayor, he said.

He continued. The Commission's earlier endorsement, he said, made it clear that you did not want the controls to become effective until there was adequate staff to administer the districts. We are not prepared at this time, he said, to administer SUD's, and we recommend that you do not initiate.

Rai Okamoto, Director of Planning, noted that immediate initiation would result in a backlog of approximately 15 cases by October of 1980.

President Rosenblatt suggested that the Commission take testimony on the question of initiating SUD's.

The first person to speak was Lynn S. Carmen, an Attorney representing San Franciscans for Neighborhood Enterprise. To protect the future value of property, he said that a "grand-father" clause was needed. He said that he had understood that the

JULY 17, 1980

Commission had initiated RC-1 zoning as an interim measure. You need a clause, he said, assuring the return of C-2 zoning with the approval of the SUD's. Another clause linking final SUD approval to the provision of staff is needed, he said.

Continuing, Mr. Carmen said that the "threshold" factors, contained in the review process for the SUD, were arbitrary.

Responding to Mr. Carmen, Mr. Passmore noted that, under SUD regulations, change of ownership, of a Commercial Use, would be possible without special Use review. He noted that existing uses would be "grand-fathered" beyond the proposed legislation if adopted. Finally, he noted that, under the proposed legislation, a change, from one retail use to another or a change from one commercial use to another, would not require special use review.

Bill Wilson, representing the Council of District Merchants, said that the purpose of the districts was to supply goods, services, jobs and new business opportunities.

He said that the Council could accept the SUD concept when paired with C-1 or C-2 zoning but not when paired with RC-1. He said that the Council would accept conditional use review for retail on the second floor and would want professional offices as a permitted use of the second floor. This would preclude competition between retail and professional offices for ground floor location. Concluding, he urged that the amount of time required for Conditional and Special Use review be shortened.

Also representing the Council of District Merchants, Bruce Lilenthal asked that the number of appellants, required to petition for a Special Use hearing before the Commission, be increased from 10 to 25 persons.

In instances wherein the conversion of residential units was being proposed, he suggested that there be a requirement to retain utility "hook-ups" as opposed to fixtures or appliances. In new construction, he suggested that more flexibility was needed in terms of possible second floor uses.

Fred Methner, speaking for the East and West of Castro Street Club, said that he liked the 24th Street moritorium and the RC-1 zoning.

David Finn expressed opposition to SUD and RC-1 zoning.

JULY 17, 1980

Michael Sackes, Co-owner of the Double Rainbow Ice Cream Company, was present.

Adrian Shapiro, urged initiation of a SUD on 24th Street in Noe Valley. This will make possible special review of specific proposals, she said.

Steve Fink asked for immediate action on 24th Street in Noe Valley. The moritorium of 24th Street has caused me to lose three leases of commercial space, he said.

Charles Haghner, representing the Pacific Heights Residents Association, said that his neighborhood had neither moritorium nor RC-1 zoning nor SUD zoning. He urged initiation of SUD zoning for Upper Fillmore Street and further consideration of controls of commercial intrusion into rear yard areas.

Rick Davis, a Noe Valley resident, urged retention of the moritorium on 24th Street. He suggested that a moritorium would stabilize housing costs and prevent additional congestion in the Neighborhood.

Walter Park, of the Duboce Triangle Neighborhood Association and Aileen Harold urged immediate initiation of the Special Use Districts.

Larry Bacon represented the Presidio Heights Association of Neighbors. He urged the Commission to initiate the Sacramento Street Special Use District and read a supporting letter from John Johnston, President of the Sacramento Street Merchants Association.

After a brief discussion of proposed amendments, related to ground floor rear yard requirements and residential density requirements, to the Special Use districts, the Commission agreed to calendar a separate hearing to consider these matters, and the question of C-2 versus RC-1 uses and the possible removal of RC-1 from the proposed Special Use Districts.

Mr. Passmore noted that draft resolutions of intention initiating the establishment of neighborhood commercial Special Use Districts for Sacramento Street, Fillmore Street, Haight Street, Castro Street, Market Street(East), Market Street(West), 24th Street(Mission), 24th Street(Noe Valley), and Valencia Street, were before the Commission.

Commissioner Bierman moved the approval of the draft resolution of intention initiating the SUD's as submitted by the Board of Supervisors. The motion was seconded by Commissioner Starbuck. The resolutions were approved unanimously and in the following order:

Sacramento Street	as	Resolution No. 8648
Fillmore Street	as	Resolution No. 8649
Haight Street	as	Resolution No. 8650
Castro Street	as	Resolution No. 8651
Market Street (East)	as	Resolution No. 8652
Market Street (West)	as	Resolution No. 8653
24th Street (Mission)	as	Resolution No. 8654
24th Street (Noe)	as	Resolution No. 8655
Valencia Street	as	Resolution No. 8656

ZM80.30 - PROPOSAL TO ESTABLISH A SPECIAL USE DISTRICT FOR 3225 AND 3705 SACRAMENTO STREET, BETWEEN LYON AND SPRUCE STREETS AND 345-430 PRESIDIO, IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; LOTS 6-8, 11-17 IN ASSESSOR'S BLOCK 1007; LOTS 4-14 IN BLOCK 1008; LOTS 7-14, 26, 27 IN BLOCK 1009; LOTS 4-8, 12-15, 28, 28A IN BLOCK 1010; LOTS 4-11, 13-16 IN BLOCK 1011; LOT 7 IN BLOCK 1018; LOTS 1, 19-31 IN BLOCK 1019; LOTS 1, 19-22, 24, 25, 28, 29, 35 IN BLOCK 1020; LOTS 5, 6A, 9-13, 15-18, 24-27 IN BLOCK 1021; LOTS 18-24 IN BLOCK 1022.

The Commission agreed to consider simultaneously the following items:

ZM80.31 - PROPOSAL TO ESTABLISH A SPECIAL USE DISTRICT FOR 1900 TO 2500 FILLMORE STREET, BETWEEN BUSH AND JACKSON STREETS, AND 2380-2500 CALIFORNIA STREET, STEINER TO FILLMORE STREETS; 2290-2499 PINE STREET, STEINER TO FILLMORE, IN A C-2 (COMMUNITY BUSINESS) DISTRICT; LOTS 3, 4 IN ASSESSOR'S BLOCK 634; LOTS 1-10, 10A IN BLOCK 635; LOTS 18, 18A, 21-23 IN BLOCK 636; LOTS 19-24 IN BLOCK 629; LOTS 1-10 IN BLOCK 630; LOTS 1-4 IN BLOCK 611; LOTS 19, 22, 33-35 IN BLOCK 612; LOTS 18, 18A, 18B, 18C, 18D, 18E, 18F, AND 19 IN BLOCK 605; LOTS 1-6 IN BLOCK 606; LOTS 17, 20-23, 25 IN BLOCK 653; LOTS 1-11, 19A, 25 IN BLOCK 654; LOTS 1, 2, 32, 34 IN BLOCK 655; LOTS 1-9, 17, 18, 20, 29, 30-33 IN BLOCK 659; LOTS 17-23 IN BLOCK 660.

ZM80.32 - PROPOSAL TO ESTABLISH A SPECIAL USE DISTRICT FOR 1300 TO 1899 HAIGHT STREET, BETWEEN STANYAN AND CENTRAL STREETS, IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; LOTS 4-7 IN ASSESSOR'S BLOCK 1228; LOTS 7, 8, 10, 11, 13, 14 IN BLOCK 1229; LOTS 8-17 IN BLOCK 1230; LOTS 9-18 IN BLOCK 1231; LOTS 1,

4-7 IN BLOCK 1232; LOTS 10, 12-22 IN BLOCK 1233; LOTS 1, 8, 29-31 IN BLOCK 1243; LOTS 22, 24, 25, 27-30 IN BLOCK 1244; LOTS 1, 23-26, 29-33 IN BLOCK 1245; LOTS 23, 28, 29 IN BLOCK 1246; LOTS 1, 20, 23-25 IN BLOCK 1247; LOTS 1, 19-23 IN BLOCK 1248; LOTS 14-17, 19, 23 IN BLOCK 1249.

ZM80.33 - PROPOSAL TO ESTABLISH A SPECIAL USE DISTRICT FOR 400 TO 600 CASTRO STREET, BETWEEN 19TH AND MARKET STREETS; 4051-4257 18TH STREET, BETWEEN DIAMOND AND HARTFORD; AND 4105-4123 19TH STREET, BETWEEN CASTRO AND COLLINGWOOD STREETS, IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; LOTS 2-12, 14-16, 33-35 IN ASSESSOR'S BLOCK 2647; LOTS 16-20, 22A, 43, 52 IN BLOCK 2648; LOTS 1, 35-39 IN BLOCK 2694; LOTS 1-16, 35, 36, 41, 42 IN BLOCK 2695; LOT 1 IN BLOCK 2696; LOTS 51-62, 64, 66, 71-76, 85 IN BLOCK 3582; LOTS 1, 56-59, 61-79, 80-88 IN BLOCK 3583.

ZM80.34 - PROPOSAL TO ESTABLISH A SPECIAL USE DISTRICT FOR UPPER MARKET STREET EAST, 2100-2399 MARKET STREET, BETWEEN CHURCH AND VALENCIA STREETS; 1, 102-250, 101-271 CHURCH STREET; 200-216 DUBOCE STREET; 71-89 HERMAN STREET; 1-100 GUERRERO STREET; IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; LOTS 4-8, 14, 16 IN ASSESSOR'S BLOCK 871; LOTS 1, 2, 4-7 IN BLOCK 872; LOTS 1-17 IN BLOCK 3501; LOTS 40-45, 68, 70 IN BLOCK 3502; LOT 2 IN BLOCK 3503; LOTS 57-60 IN BLOCK 3554; LOTS 1, 8, 9, 11-13 IN BLOCK 3535; LOT 1 IN BLOCK 3536; LOTS 1, 5, 6, 7, 13-23, 24A, 91, 109 IN BLOCK 3537.

ZM80.35 - PROPOSAL TO ESTABLISH A SPECIAL USE DISTRICT FOR UPPER MARKET WEST, 1800-2099 MARKET STREET, BETWEEN CASTRO AND CHURCH STREETS; 325, 327, 375 CASTRO STREET; 250-292 AND 313-333 NOE STREET; 3600, 3583 AND 3571 17TH STREET; 150-212 SANCHEZ STREET; 655, 683, 685, 689, 691, 693 AND 700-748 14TH STREET, IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; LOTS 7-10 IN BLOCK 3541; LOTS 4-17, 39-41 IN BLOCK 3542; LOTS 1, 3, 3A, 3B, 10-12 IN BLOCK 3543; LOTS 56-60, 62-65, 67, 70-72 IN BLOCK 3544; LOTS 35A, 36-39 IN BLOCK 3558; LOTS 1-3, 9, 12-19 IN BLOCK 3559; LOTS 1, 5-13, 15, 31 IN BLOCK 3560; LOTS 8-15 IN BLOCK 3561; LOTS 1, 3, 4, 6-15, 17 IN BLOCK 3562; LOTS 18, 19, 22, 23, 25-30, 34, 35 IN BLOCK 3563; LOTS 86-93 IN BLOCK 3564.

- ZM80.36 - PROPOSAL TO ESTABLISH A SPECIAL USE DISTRICT FOR 3750-4199 - 24TH STREET, BETWEEN DIAMOND AND CHATTANOOGA STREETS, IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; LOTS 18, 19, 21, 22 IN ASSESSOR'S BLOCK 3650; LOTS 14-22 IN BLOCK 3651; LOTS 12, 13, 16-18, 44-46 IN BLOCK 3652; LOTS 6-9, 15-17, 19, 40, 41 IN BLOCK 3654; LOTS 8-12, 14, 15, 17-20 IN BLOCK 3656; LOTS 21, 22, 44 IN BLOCK 2830; LOTS 5-21 IN BLOCK 2831; LOTS 1-4 IN BLOCK 6505; LOTS 1-7, 29-46 IN BLOCK 6506; LOTS 1, 13A-24, 27-32 IN BLOCK 6507; LOTS 1, 25-40 IN BLOCK 6508; LOTS 1, 2, 20-23, 28, 29, 35-40 IN BLOCK 6509; LOTS 21-23 IN BLOCK 6510.
- ZM80.37 - PROPOSAL TO ESTABLISH A SPECIAL USE DISTRICT FOR 2700 TO 3399 - 24TH STREET, BETWEEN VALENCIA AND POTRERO STREETS, IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; LOTS 11-17, 19-23, 66 IN ASSESSOR'S BLOCK 3640; LOTS 10C, 14-17, 19-23, 68, 69 IN BLOCK 3641; LOTS 11A, 13-21, 49 IN BLOCK 3642; LOTS 15-19, 37, 38 IN BLOCK 4206; LOTS 14B, 15-20 IN BLOCK 4207; LOTS 17-22 IN BLOCK 4208; LOTS 14-19 IN BLOCK 4209; LOTS 14-20 IN BLOCK 4210; LOTS 14, 16, 17 IN BLOCK 4211; LOT 26 IN BLOCK 4265; LOTS 1, 3, 5, 36 IN BLOCK 4266; LOTS 1, 30-33 IN BLOCK 4267; LOTS 30-32 IN BLOCK 4268; LOTS 15-17, 21, 23-24 IN BLOCK 4269; LOTS 1, 33-37 IN BLOCK 4270; LOTS 23-26 IN BLOCK 6516; LOTS 1, 27-29 IN BLOCK 6518; LOTS 1, 40-45 IN BLOCK 6519; LOTS 1, 40 IN BLOCK 6521; LOTS 1, 40, 41 IN BLOCK 6522.
- ZM80.38 - PROPOSAL TO ESTABLISH A SPECIAL USE DISTRICT FOR 300 TO 1590 VALENCIA STREET, BETWEEN 20TH AND ARMY STREETS, IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT BETWEEN ARMY AND 20TH STREETS AND A CM (HEAVY COMMERCIAL) DISTRICT BETWEEN 14TH AND 20TH STREETS; LOT 1 IN BLOCK 3546; LOTS 5, 7-11, 13, 16-22, 27 IN BLOCK 3547; LOTS 16, 18-20, 25, 27, 29, 57, 58 IN BLOCK 3554; LOTS 1-3, 6-10, 15, 39, 40, 56, 57 IN BLOCK 3555; LOTS 1-15 IN BLOCK 3568; LOTS 38-51, 83 IN BLOCK 3569; LOTS 55-58, 60-62, 78, 79, 81, 83-85, 91 IN BLOCK 3576; LOTS 1, 1A, 2, 4-7, 9-11, 60, 65 IN BLOCK 3577; LOTS 1-10, 12 IN BLOCK 3588; LOTS 75, 82-85, 88, 91, 92, 95-99, 108 IN BLOCK 3589; LOTS 87A, 88-92, 97-103, 112, 113 IN BLOCK 3596; LOTS 1, 3, 6, 8, 9, 11, 12 IN BLOCK 3597; LOTS 2, 7-10, 72, 74 IN BLOCK 3608; LOTS 26-29, 31-39, 41, 42 IN BLOCK 3609;

ZM80.38 - LOTS 12-25, 27, 28 IN BLOCK 3616; LOTS 1, 3-6, 8-12 IN (Cont) BLOCK 3617; LOTS 1-5, 8-14 IN BLOCK 3635; LOTS 24-32, 34-36 IN BLOCK 3636; LOTS 18, 19 IN BLOCK 3643; LOTS 2-4, 6-9, 18, 20, 21 IN BLOCK 3644; LOTS 1-11 IN BLOCK 6514; LOTS 15-25 IN BLOCK 6515; LOTS 13-18, 21-28 IN BLOCK 6530; LOTS 1, 4-7, 9-14, 16, 17, 29, 30 IN BLOCK 6531; LOTS 29, 33, 34 IN BLOCK 6568; LOTS 9B, 10-13, 35 IN BLOCK 6569.

Mr. Passmore noted that the Council of District Merchants had proposed a number of amendments to the Special Use Districts (SUD). The Department, he said, is prepared to recommend approval of amendments allowing second story "retail" on all streets except Union Street where it would remain permitted, allowing second story "office" use as permitted on all streets, providing for the retention of utility "hook-ups" in residential units proposed for conversion, modifying the criteria for places of entertainment and amendments modifying the guidelines for land use.

Commissioner Starbuck moved approval of the proposed amendments, to the Special Use Districts, related to the retention of utility "hook-ups", criteria for places of entertainment and the guidelines for land use. The motion was seconded by Commissioner Karasick and passed unanimously.

A motion, by Commissioner Karasick, for approval of the proposed amendment related to retail use on the second story was seconded by Commissioner Starbuck but failed by a vote of 2-5. Voting no: Commissioners Bierman, Dearman, Kelleher, Nakashima and Rosenblatt.

A motion, by Commissioner Nakashima, for approval of the proposed amendment related to office use on the second story was seconded by Commissioner Kelleher and passed by a vote of 4-3. Voting no: Commissioners Bierman, Dearman and Starbuck. Commissioner Dearman moved approval of each of the proposed Special Use Districts as amended. The motion was seconded by Commissioner Nakashima. In the following order, each Special Use District as amended was approved:

4. ZM80.30 (Sacramento Street) as City Planning Commission Resolution No. 8657.
5. ZM80.31 (Fillmore Street) as City Planning Commission Resolution No. 8658.
6. ZM80.32 (Haight Street) as City Planning Commission Resolution No. 8659.

7. ZM80.33 (Castro Street) as City Planning Commission Resolution No. 8660.
8. ZM80.34 (Upper Market Street-East) as City Planning Commission Resolution No. 8661.
9. ZM80.35 (Upper Market Street-West) as City Planning Commission Resolution No. 8662.
10. ZM80.36 (24th - Street - Noe Valley) as City Planning Commission Resolution No. 8663.
11. ZM80.37 (24th - Street - Mission) as City Planning Commission Resolution No. 8664.
12. ZM80.38 (Valencia Street) as City Planning Commission Resolution No. 8665.

ZT80.4 - PUBLIC HEARING TO CONSIDER A PROPOSED AMENDMENT TO THE TEXT OF THE CITY PLANNING CODE. SAID PROPOSED AMENDMENT, INITIATED BY THE CITY PLANNING COMMISSION, WOULD AMEND SECTION 306(e) FEES OF THE CITY PLANNING CODE SO AS TO ESTABLISH FEES FOR APPLICATIONS FOR SPECIAL USE DISTRICTS CURRENTLY IN THE CITY PLANNING CODE AND/OR BEING PROPOSED FOR INCLUSION IN THE CITY PLANNING CODE.

Robert Passmore, Assistant Director of Planning, recommended approval of a draft resolution containing the following "Resolved" clause:

4. For each application for authorization of a special use pursuant to Section 242 of this Code, the fee shall be \$200.00 for those applications which can be approved by the Zoning Administrator and \$350.00 for those applications which require review by the City Planning Commission.

Lynn Carmen, an Attorney, testified that the proposed Special Use fee appeared to be not a fee for service but a tax.

Commissioner Bierman moved approval of the draft resolution. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8666.

JULY 17, 1980

CONSIDERATION OF A RESOLUTION AUTHORIZING THE DEPARTMENT OF CITY PLANNING TO SUBMIT A SUPPLEMENTARY BUDGET REQUEST TO THE BOARD OF SUPERVISORS TO PROVIDE STAFF FOR ADMINISTERING NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS' SPECIAL USE APPLICATION REQUIREMENTS.

Robert Passmore, Assistant Director of Planning, recommend approval of a draft resolution which would contain the following "Resolved" clause:

THEREFORE BE IT RESOLVED, That the City Planning Commission authorizes the Department of City Planning to submit a supplemental budget request to the Board of Supervisors for a sum of \$20,000.00 to be used for the partial salary of a Planner II and a 1444 Clerk assigned to implement the special use districts established under Section 242 of the City Planning Code.

Commissioner Bierman moved approval of the draft resolution. The motion was seconded by Commissioner Dearman and passed unanimously as City Planning Commission Resolution No. 8667.

With respect to items No. 15 (DR80.10), No. 17 (DR80.11) and No. 19 (DR80.12), Robert Passmore, Assistant Director Planning, said that the staff recommendation was that the Commission not take Discretionary Review.

Commissioner Dearman moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima and passed unanimously.

With respect to item No. 23 (SU80.1) Mr. Passmore said that proper notice had not been given and that no action was therefore possible. He said that proper notice would be given and recommended that companion item No. 21 (DR80.13) be continued indefinitely and returned to the calendar with item No. 23 (SU80.1) at a later date.

Commissioner Dearman moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima and passed unanimously.

Adjournment: 8:20 P.M.

Respectfully submitted,

Lee Woods, Jr.
Administrative Secretary
City Planning Commission

F
C55
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7/24/80

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
JULY 24, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

AUG 26 1980

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

ABSENT: None.

APPROVAL OF MINUTES

Approval of Minutes of the Regular Meeting and Special Meeting
of June 26, 1980.

Approved Vote 7-0

1:00 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

Commissioner Starbuck requested a brief description of the
Department's proposed Office of Community Development (OCD)
budget for FY81-82.

1:30 P.M.

2. R80.24 - CONSIDERATION OF CONFORMITY TO THE MASTER PLAN OF AN
ENCROACHMENT PERMIT FOR A TRANSFORMER AND LANDSCAPING IN
THE RIGHT-OF-WAY OF GREENWICH STREET, EAST OF SANSOME
STREET.

Passed motion for Master Plan Conformity. Vote 5-2
Voting no: Commissioners Kelleher and Starbuck

3. ZM80.3 - REQUEST FOR RECLASSIFICATION OF THE FORMER LUCINDA WEEKS
SCHOOL SITE AT 750 - 31ST AVENUE, BETWEEN BALBOA AND
CABRILLO STREETS, LOT 8 IN ASSESSOR'S BLOCK 1614, FROM A
P (PUBLIC) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY)
DISTRICT.

(Continued from the Regular Meeting of June 19, 1980)

NOTE: THE STAFF WILL RECOMMEND THAT THIS MATTER BE
CONTINUED TO A LATER DATE IN 1980.

Passed motion to continue to August 28, 1980. Vote 7-0

JULY 24, 1980

1:30 P.M. (Cont)

4. CU80.205 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER LUCINDA WEEKS SCHOOL SITE AT 750 - 31ST AVENUE, BETWEEN BALBOA AND CABRILLO STREETS, LOT 8 IN ASSESSOR'S BLOCK 1614, FOR UP TO 29 DWELLING UNITS IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING, WHICH PLANS MAY REQUIRE MODIFICATIONS OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RH-2 ZONING. (See also ZM8Q.3)
(Continued from the Regular Meeting of June 19, 1980)

NOTE: THE STAFF WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO A LATER DATE IN 1980.

Passed motion to continue to August 28, 1980.
Vote 7-0

5. ZM80.18 - REQUEST FOR RECLASSIFICATION OF THE FORMER PORTOLA MIDDLE SCHOOL SITE AT 350 GIRARD STREET, BLOCK ALSO BOUNDED BY BURROWS, GOETTINGEN AND BACON STREETS, LOT 2 IN ASSESSOR'S BLOCK 5983, FROM A P (PUBLIC) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Special Meeting of June 26, 1980)

NOTE: AN APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THIS MATTER PRECLUDES COMMISSION ACTION AT THIS TIME. PENDING A HEARING ON THE APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION, THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO JULY 31, 1980.

Passed motion to continue to August 28, 1980.
Vote 7-0

6. CU80.204 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER PORTOLA MIDDLE SCHOOL SITE AT 350 GIRARD STREET, BLOCK ALSO BOUNDED BY BURROWS, GOETTINGEN AND BACON STREETS, LOT 2 IN ASSESSOR'S BLOCK 5983, FOR UP TO 160 DWELLING UNITS IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING, WHICH PLANS MAY REQUIRE MODIFICATIONS OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RH-2 ZONING.
(Continued from the Special Meeting of June 26, 1980)

1:30 P.M. (Cont)

6. CU80.204 - NOTE: AN APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THIS MATTER PRECLUDES COMMISSION ACTION AT THIS TIME. PENDING A HEARING ON THE APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION, THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO JULY 31, 1980.

Passed motion to continue to August 28, 1980.

Vote 7-0

7. ZM80.4 - REQUEST FOR RECLASSIFICATION OF THE FORMER FARRAGUT SCHOOL SITE AT 625 HOLLOWAY AVENUE, SOUTH SIDE, INCLUDING FRONTAGE ON FAXON AND CAPITOL AVENUES, LOT 1 IN ASSESSOR'S BLOCK 6985, FROM A P (PUBLIC) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of June 19, 1980)

NOTE: AN APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THIS MATTER PRECLUDES COMMISSION ACTION AT THIS TIME. PENDING A HEARING ON THE APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION, THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO JULY 31, 1980.

Passed motion to continue to August 28, 1980. Vote 7-0

8. CU80.206 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER FARRAGUT SCHOOL SITE AT 625 HOLLOWAY AVENUE, SOUTH SIDE, INCLUDING FRONTAGE ON FAXON AND CAPITOL AVENUES, LOT 1 IN ASSESSOR'S BLOCK 6985, FOR UP TO 54 DWELLING UNITS, IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING WHICH PLANS MAY REQUIRE MODIFICATIONS OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RU-2 ZONING. (See also ZM80.4)
(Continued from the Regular Meeting of June 19, 1980)

NOTE: AN APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THIS MATTER PRECLUDES COMMISSION ACTION AT THIS TIME. PENDING A HEARING ON THE APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION, THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO JULY 31, 1980.

Passed motion to continue to August 28, 1980.

Vote 7-0

2:30 P.M.

9. ZM80.2 - REQUEST FOR RECLASSIFICATION OF THE FORMER GOUGH SCHOOL SITE AT 1945 WASHINGTON STREET, SOUTH SIDE BETWEEN FRANKLIN AND GOUGH STREETS, LOT 14 IN ASSESSOR'S BLOCK 617, FROM A P (PUBLIC) DISTRICT TO AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.
(Continued from the Regular Meeting of June 19, 1980)

Passed motion to continue to August 28, 1980.

Vote 7-0

10. ZM80.14 - REQUEST FOR RECLASSIFICATION OF THE FORMER GRANT SCHOOL SITE AT 2940 PACIFIC AVENUE, NORTH SIDE BETWEEN BAKER AND BRODERICK STREET, THE SOUTHERN PORTION OF LOT 6 AND ALL OF LOT 3 IN ASSESSOR'S BLOCK 963, FROM AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of June 19, 1980)

Passed motion to continue to August 28, 1980.

Vote 7-0

11. CU80.203 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER GRANT SCHOOL SITE AT 2940 PACIFIC AVENUE, NORTH SIDE BETWEEN BAKER AND BRODERICK STREETS, LOT 3 AND 6 IN ASSESSOR'S BLOCK 963, FOR UP TO 28 DWELLING UNITS IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING, WHICH PLANS MAY REQUIRE MODIFICATION OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RH-2 ZONING.
(See also ZM80.3)
(Continued from the Regular Meeting of June 19, 1980)

Passed motion to continue to August 28, 1980.

Vote 7-0

12. ZM80.15 - REQUEST FOR RECLASSIFICATION OF THE FORMER MARSHALL ANNEX SITE AT 1950 MISSION STREET, WEST SIDE BETWEEN 15TH AND 16TH STREETS, LOT 5 IN ASSESSOR'S BLOCK 3554, FROM A P (PUBLIC) DISTRICT TO AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT OR A C-M (HEAVY COMMERCIAL) DISTRICT.
(Continued from the Regular Meeting of June 19, 1980)

Approved

Resolution No. 8668

Vote 7-0

Adjourned:

C55
#21
7/31/80

DOCUMENTS DEPT.

SEP 16 1980

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
JULY 31, 1980
ROOM 282, CITY HALL
1:00 P.M.

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Karasick, Moore, Rosenblatt
and Starbuck.

ABSENT: Commissioner Nakashima.

1:00 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

1:30 P.M.

2. CONSIDERATION OF AMENDMENTS TO THE RESIDENCE ELEMENT OF THE COMPREHENSIVE PLAN WITH RESPECT TO CONDOMINIUM CONVERSION SUBDIVISIONS BY AMENDING OBJECTIVE 5, POLICY 4 (EXPAND OPPORTUNITIES FOR HOME OWNERSHIP) AND ADDING A NEW POLICY CONCERNING THE CONVERSION OF EXISTING RENTAL APARTMENT BUILDINGS INTO CONDOMINIUMS OR STOCK COOPERATIVES ONLY WHEN THE CONVERSION MEET CERTAIN CRITERIA. (Continued from the Regular Meeting of July 3, 1980)

Approved Resolution No. 8670 Vote 6-0

Absent: Commissioner Nakashima.

3. CONSIDERATION OF ENDORSEMENT OF AMENDMENTS TO PART II, CHAPTER XIII (SUBDIVISION CODE), SAN FRANCISCO MUNICIPAL CODE WITH RESPECT TO CONDOMINIUM SUBDIVISION. (Continued from the Regular Meeting of July 3, 1980)

Approved Resolution No. 8669 Vote 6-0

2:00 P.M.

4. RS80.99 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1441 JONES STREET, WEST SIDE BETWEEN JACKSON AND WASHINGTON STREETS, LOT 4 IN ASSESSOR'S BLOCK 188, FOR 14-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continued to September 11, 1980.
Vote 6-0

JULY 31, 1980

2:00 P.M. (Cont)

5. RS80.113 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 4096 - 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 90 IN ASSESSOR'S BLOCK 2623, FOR 39-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue to September 11, 1980.
Vote 6-0

2:30 P.M.

6. RS80.109 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1895 PACIFIC AVENUE, SOUTHEAST CORNER AT GOUGH STREET, LOT 42 IN ASSESSOR'S BLOCK 593, FOR 29-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Disapproved Resolution No. 8671 Vote 3-3
Voting no: Commissioners Bierman, Dearman and Starbuck.

Absent: Commissioner Nakashima.

7. RS80.122 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 199 CHESTNUT STREET, SOUTHEAST CORNER AT KEARNY STREET, LOT 9A IN ASSESSOR'S BLOCK 60, FOR 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue to September 11, 1980.
Vote 6-0

3:00 P.M.

8. RS80.123 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1730 BRODERICK STREET, EAST SIDE BETWEEN BUSH AND PINE STREETS, LOT 19 IN ASSESSOR'S BLOCK 1049, FOR 12-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue to September 11, 1980.
Vote 6-0

9. RS80.20 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 157-161 OCTAVIA STREET, SOUTHWEST CORNER AT PAGE STREET, LOTS 1, 1A AND 1B IN ASSESSOR'S BLOCK 852, FOR 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION, INCLUDING REQUEST FOR EXCEPTION FROM LOW- AND MODERATE-INCOME HOUSING SETASIDE PROVISIONS OF SECTION 1341 OF THE SUBDIVISION CODE.

Passed motion to continue to September 11, 1980
Vote 6-0

3:30 P.M.

10. RS80.135 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1441-1447 PAGE STREET, SOUTH SIDE BETWEEN MASONIC AND CENTRAL AVENUES, LOT 35 IN ASSESSOR'S BLOCK 1233, FOR 7-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue to September 11, 1980.
Vote 6-0

11. RS80.103 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 206 STEINER STREET AND 498 WALLER STREET, NORTHEAST CORNER, LOT 21 IN ASSESSOR'S BLOCK 860, FOR 9-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue to September 11, 1980.
Vote 6-0

4:00 P.M.

12. CONSIDERATION OF PROPOSED AMENDMENTS TO THE TEXT OF THE CITY PLANNING CODE. THE PRIMARY PURPOSE OF SAID PROPOSED AMENDMENTS, INITIATED BY THE BOARD OF SUPERVISORS, WOULD BE TO (1) REDUCED TO 90 DAYS THE CURRENT TIME LIMIT OF 180 DAYS CONTAINED UNDER SECTION 302 OF THE CITY PLANNING CODE WITHIN WHICH THE CITY PLANNING COMMISSION SHALL REPORT ITS RECOMMENDATIONS TO THE BOARD OF SUPERVISORS FOLLOWING RECEIPT OF AN AMENDMENT OF THE CITY PLANNING CODE INITIATED BY SAID BOARD, AND (2) PROVIDE, UNDER SUBSECTION 302(E) OF SAID CODE, THAT AMENDMENTS TO THE CODE INITIATED BY SAID BOARD THAT ARE MORE RESTRICTIVE THAN EXISTING CODE PROVISIONS BE APPLICABLE TO ALL APPLICATIONS FILED SUBSEQUENT TO SAID BOARD INITIATION. COPIES OF THE COMPLETE PROPOSED ORDINANCE ARE AVAILABLE FOR REVIEW AT THE DEPARTMENT OF CITY PLANNING AT 100 LARKIN STREET.

NOTE: AT 5:30 P.M., THE COMMISSION WILL ADJOURN THE MEETING AND WILL RECONVENE AT 7:30 P.M.

Disapproved (Section 302)
Approved (Section 302(e))

Resolution No. 8672
Resolution No. 8673

Vote 6-0
Vote 6-0

7:30 P.M.

13. EE80.137 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE PROPOSED LEASING OF SCHOOL DISTRICT PROPERTY, THE FORMER PORTOLA SCHOOL SITE, 350 GIRARD STREET, LOT 2 IN ASSESSOR'S BLOCK 5983, FROM P (PUBLIC) TO RH-2 (HOUSE, TWO-FAMILY) OR RH-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICTS AND LEASE ON LONG-TERM

JULY 31, 1980

7:30 P.M. (Cont)

13. EE80.137 - LEASE TO DEVELOPERS OF 216,000 SQUARE FOOT SITE WITH
(Cont) THREE-STORY, 133,069 SQUARE FOOT BUILDING; REQUIRING
ZONING RECLASSIFICATION. (ZM80.18)

Public hearing closed.

Passed motion to continue to August 28, 1980.

Vote 6-0

8:00 P.M.

14. EE80.49 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE
PROPOSED LEASING OF SCHOOL DISTRICT PROPERTY, THE
FORMER FARRAGUT SCHOOL SITE, 625 HOLLOWAY AVENUE, LOT
1 IN ASSESSOR'S BLOCK 6985; LONG TERM LEASING OF A
61,875 SQUARE FOOT LOT WITH A THREE-STORY, 36,940
SQUARE FOOT BUILDING TO HIGHEST BIDDER; DEVELOPMENT TO
CONFORM TO NEW ZONING; REQUIRING ZONING RECLASSIFI-
CATION. (ZM80.4)

Public hearing closed.

Passed motion to continue to September 4, 1980.

Vote 6-0

8:30 P.M.

15. EE80.42 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE
PROPOSED LEASING OF SCHOOL DISTRICT PROPERTY, THE
FORMER GOUGH SCHOOL SITE, 1945 WASHINGTON STREET, LOT
14 IN ASSESSOR'S BLOCK 617; OFFERING A LONG TERM LEASE
ON A 17,557 SQUARE FOOT LOT WITH AN EXISTING TWO-STORY,
8,900 SQUARE FOOT BUILDING TO HIGHEST BIDDER FOR
DEVELOPMENT, REQUIRING ZONING RECLASSIFICATION.
(ZM80.2)

Disapproved Resolution No. 8674 Vote 6-0

16. EE80.101 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE
PROPOSED LEASING OF SCHOOL DISTRICT PROPERTY, FORMER
GRANT SCHOOL SITE, 2940 PACIFIC AVENUE, LOTS 3 & 6 IN
ASSESSOR'S BLOCK 963; REZONING FROM RH-1 (HOUSE, ONE-
FAMILY) TO RH-2 (HOUSE, TWO-FAMILY) DISTRICT AND
LEASING ON LONG-TERM LEASE OF A 46,500 SQUARE FOOT
SITE; REQUIRING ZONING RECLASSIFICATION. (ZM80.14)

Public hearing closed.

Passed motion to continue to September 4, 1980.

Vote 6-0

Adjournment: 10:20 P.M.

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8/7/80

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
AUGUST 7, 1980
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

AUG 28 1980

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Karasick, Moore, Nakashima, Rosenblatt and Starbuck.

ABSENT: None.

FIELD TRIP - 12:00 NOON - Field trip to visit the sites of cases scheduled for Commission review during the month of August.

Completed.

APPROVAL OF MINUTES

Approval of Minutes of the Regular Meeting of July 3, 1980.

Approved Vote 7-0

1:30 P.M.

1. Current Matters

- A. Director's Report
- B. Commissioners' Questions and Matters

2:00 P.M.

2. ZM80.22 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 540 ARGUELLO BOULEVARD, EAST SIDE BETWEEN GEARY BOULEVARD AND ANZA STREET, LOT 5 IN ASSESSOR'S BLOCK 1083, FROM AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT TO A C-2 (COMMUNITY BUSINESS), AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) OR AN RC-2 (RESIDENTIAL-COMMERCIAL COMBINED, MEDIUM DENSITY) DISTRICT. (EE80.194)

Approved Resolution No. 8675 Vote 7-0

3. CU80.214 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 540 ARGUELLO BOULEVARD, EAST SIDE BETWEEN GEARY BOULEVARD AND ANZA STREET, LOT 5 IN ASSESSOR'S BLOCK 1083, FOR OFFICES ABOVE THE GROUND FLOOR IN A PROPOSED RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT OR AN RC-2 (RESIDENTIAL-COMMERCIAL COMBINED, MEDIUM DENSITY) DISTRICT. (EE80.194)

Approved Resolution No. 8676 Vote 7-0

AUGUST 7, 1980

2:30 P.M.

4. ZM80.27 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 2500 GEARY BOULEVARD, NORTHWEST CORNER AT LYON STREET, LOT 7 IN ASSESSOR'S BLOCK 1082, FROM AN PH-3 (HOUSE, THREE-FAMILY) DISTRICT TO A C-2 (COMMUNITY BUSINESS) DISTRICT. (EE80.202)

Disapproved(C-2)

Resolution No. 8677

Vote 7-0

5. CU80.208 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2938 WASHINGTON STREET, NORTH SIDE BETWEEN BRODERICK AND DIVISADERO STREETS, LOT 10 IN ASSESSOR'S BLOCK 980, FOR AN ELEMENTARY SCHOOL IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT. (EE80.207)

Approved

Resolution No. 8679

Vote 7-0

3:00 P.M.

6. CU80.215 - REQUEST FOR CONSIDERATION OF A MODIFICATION TO A PREVIOUS CONDITIONAL USE AUTHORIZATION (CU79.61) FOR A HOTEL AT 455 BEACH STREET, LOT 10 AND A PORTION OF LOT 9 IN ASSESSOR'S BLOCK 1213, TO PERMIT FIVE SPACES OF REQUIRED PARKING TO BE LOCATED AT ADJACENT SITES, IN A C-2 (COMMUNITY BUSINESS) DISTRICT. (EE79.263)

Approved

Resolution No. 8680

Vote 6-1

Voting no: Commissioner Starbuck.

7. ZM80.20 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 2265 HAYES STREET, SOUTH SIDE BETWEEN STANYAN AND SHRADER STREETS, LOT 11 IN ASSESSOR'S BLOCK 1213, FROM AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT TO AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT. (EE80.183)

NOTE: ENVIRONMENTAL EVALUATION OF THIS PROJECT HAS NOT BEEN COMPLETED. THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO AUGUST 21, 1980.

Passed motion to continue indefinitely.

Vote 7-0

AUGUST 7, 1980

3:00 P.M. (Cont)

8. CU80.70 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 425 LIBERTY STREET, SOUTH SIDE BETWEEN SANCHEZ AND RAYBURN STREETS, LOT 42 IN ASSESSOR'S BLOCK 3604B, TO PERMIT CREATION OF THREE LOTS, WITH WIDTHS OF 16 FEET 8 INCHES AND LOT AREAS OF 2,000 SQUARE FEET, FOR ONE-FAMILY DWELLINGS, IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT. (EE80.166)

Approved Resolution No. 8681 Vote 7-0
(Withdrawl without prejudice)

3:30 P.M.

9. CU80.209 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1430 MASONIC AVENUE, EAST SIDE BETWEEN FREDERICK AND JAVA STREETS, LOT 10 IN ASSESSOR'S BLOCK 2603, TO PERMIT A THIRD DWELLING UNIT ON A LOT WITH AN AREA OF 4.650 SQUARE FEET WHEN 1,500 SQUARE FEET ARE REQUIRED PER DWELLING UNIT IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT. (EE80.208)

Approved Resolution No. 8682 Vote 7-0

10. CU80.200 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT THE EAST SIDE OF CAROLINA STREET, NORTHEAST CORNER AT 18TH STREET, FOR CONSTRUCTION OF 35 DWELLING UNITS IN A C-M (HEAVY COMMERCIAL) DISTRICT. (EE77.300)

Disapproved Resolution No. 8683 Vote 7-0

4:00 P.M.

11. EE80.52 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR 4 SINGLE-FAMILY DWELLINGS AT 749 THROUGH 751 GATES STREET; LOTS 12 and 13 IN ASSESSOR'S BLOCK 5813 AND LOTS 26, 28 IN ASSESSOR'S BLOCK 5814.
NOTE: THE DEPARTMENT ANTICIPATES RECEIPT OF A REQUEST, BY THE APPELLANT, TO CONTINUE THIS MATTER TO A LATER DATE.

Passed motion to continue to August 21, 1980.
Vote 7-0

Adjournment: 5:30 p.m.

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8/21/80

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
AUGUST 21, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

SEP 18 1980

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Nakashima,
Rosenblatt and Starbuck

ABSENT: Commissioner Dearman

APPROVAL OF MINUTES

Approval of Minutes of the Regular Meeting of July 17, 1980.

Approved unanimously.

1:00 P.M.

1. Current Matters

A. Director's Report

1. Consideration of a Resolution authorizing the Director of Planning to amend the contract with Sedway-Cooke, for graphic services, in an amount not to exceed seven thousand dollars.

Matter withdrawn from Calendar.

2. Condominium Conversion Ordinance revisions.

Passed a motion approving further recommendations for amendments to the Subdivision Code. Vote 6-0

B. Commissioners' Questions and Matters

1:30 P.M.

2. EE79.135 - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED FLYING TIGER LINES AND JAPAN AIR LINES AIR CARGO FACILITIES AT SAN FRANCISCO INTERNATIONAL AIRPORT.

1:30 P.M. (Cont)

2. EE79.135 (Cont)

FLYING TIGER LINES - AFTER DEMOLITION OF AN EXISTING FACILITY, IN PLOT 50-A CONSTRUCTION OF A 112,000 SQUARE FOOT CARGO FACILITY WITH A MAXIMUM HEIGHT OF 40 FEET, CONSISTING OF 80,000 SQUARE FEET OF WAREHOUSE SPACE, 20,000 SQUARE FEET OF OFFICE SPACE AND 12,000 SQUARE FEET OF MAINTENANCE SPACE. THE AIRCRAFT RAMP AREA WOULD CONTAIN 420,000 SQUARE FEET. AIRCRAFT PARKING WOULD BE PROVIDED FOR TWO 747s AND THREE DCBs; PARKING WOULD BE PROVIDED FOR 300 EMPLOYEES.

JAPAN AIR LINES - AFTER VACATING EXISTING FACILITIES, IN PLOT 50-B, CONSTRUCTION OF A 92,000 SQUARE FOOT CARGO FACILITY WITH A MAXIMUM HEIGHT OF 35 FEET, CONSISTING OF A 63,000 SQUARE FOOT WAREHOUSE, 24,000 SQUARE FEET OF OFFICE SPACE AND 5,000 SQUARE FEET OF MAINTENANCE SPACE. THE AIRCRAFT RAMP AREA WOULD CONTAIN 250,000 SQUARE FEET. AIRCRAFT PARKING WOULD BE PROVIDED FOR THREE 747s AND FOUR DCBs; PARKING WOULD BE PROVIDED FOR 100 EMPLOYEES.

(Continued from the Regular Meeting of July 10, 1980)

Approved Resolution No. 8684 Vote 5-1
Voting no: Commissioner Starbuck
Absent: Commissioner Dearman

3. EE79.196 - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED 315 HOWARD STREET OFFICE BUILDING, 24-STORY, 320-FOOT OFFICE TOWER; WITH 389,600 GROSS SQUARE FEET.

Approved Resolution No. 8685 Vote 6-0
Absent: Commissioner Dearman

4. DR80.5 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7901673 FOR THE PROPOSED 315 HOWARD STREET OFFICE BUILDING, 24-STORY, 320-FOOT OFFICE TOWER; WITH 389,600 GROSS SQUARE FEET.

Passed motion to continue approximately sixty (60) days.

Vote 6-0

Absent: Commissioner Dearman

2:00 P.M.

5. CONSIDERATION OF A RESOLUTION TO ENDORSE THE HOUSING ELEMENT, COMMERCIAL PROPERTY AND THE ACCESS COMPONENT OF THE LOCAL COASTAL PROGRAM, PURSUANT TO THE COASTAL ACT OF 1976.

Approved Resolution/Amended No. 8686 Vote 4-2
Voting no: Commissioners Bierman and Starbuck
Absent: Commissioner Dearman

2:30 P.M.

6. RS80.136 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT SOUTHEAST CORNER OF OAK AND FILLMORE STREETS, LOT 30 IN ASSESSOR'S BLOCK 842, FOR 5-LOT SUBDIVISION.

Approved with Conditions Resolution No. 8687
Vote 6-0
Absent: Commissioner Dearman

7. RS80.168 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 619-625 DIVISADERO STREET, WEST SIDE BETWEEN HAYES AND GROVE STREETS, LOT 6 IN ASSESSOR'S BLOCK 1201, FOR 2-UNIT COMMERCIAL, 14-UNIT RESIDENTIAL CONDOMINIUM CONVERSION SUBDIVISION.

Approved with Conditions Resolution No. 8688
Vote 4-2
Voting no: Commissioners Bierman and Starbuck
Absent: Commissioner Dearman

8. RS80.162 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2920 BUCHANAN STREET, EAST SIDE BETWEEN UNION AND GREEN STREETS, LOT 19 IN ASSESSOR'S BLOCK 542, FOR 9-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved with Conditions Resolution No. 8689
Vote 4-2
Voting no: Commissioners Bierman and Starbuck
Absent: Commissioner Dearman

9. RS80.160 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1367-73 POST STREET, SOUTH SIDE BETWEEN GOUGH AND FRANKLIN STREETS, LOT 14 IN ASSESSOR'S BLOCK 696, FOR 17-UNIT COMMERCIAL CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution No. 8690 Vote 6-0
Absent: Commissioner Dearman

3:15 P.M.

10. RS80.159 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1818 BROADWAY, NORTH SIDE BETWEEN OCTAVIA AND GOUGH STREETS, LOT 26 IN ASSESSOR'S BLOCK 568, FOR 21-UNIT CONDOMINIUM CONVERSION SUBDIVISION.
- Approved with Conditions Resolution No. 8691
Vote 4-2
Voting no: Commissioners Bierman and Starbuck
Absent: Commissioner Dearman
11. RS80.156 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1950 GOUGH STREET, SOUTHEAST CORNER AT CLAY STREET, LOT 10 IN ASSESSOR'S BLOCK 624, FOR 35-UNIT CONDOMINIUM CONVERSION SUBDIVISION.
- Approved with Conditions Resolution No. 8692
Vote 4-2
Voting no: Commissioners Bierman and Starbuck
Absent: Commissioner Dearman
12. RS80.155 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2542 SACRAMENTO STREET, NORTH SIDE BETWEEN STEINER AND FILLMORE STREETS, LOT 14 IN ASSESSOR'S BLOCK 630, FOR 9-UNIT CONDOMINIUM CONVERSION SUBDIVISION.
- Approved with Conditions Resolution No. 8693
Vote 4-2
Voting no: Commissioners Bierman and Starbuck
Absent: Commissioner Dearman
13. RS80.134 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2410 PACIFIC AVENUE, NORTH SIDE BETWEEN STEINER AND FILLMORE STREETS, LOT 7 IN ASSESSOR'S BLOCK 582, FOR 10-UNIT CONDOMINIUM CONVERSION SUBDIVISION.
- Approved with Conditions Resolution No. 8694
Vote 4-2
Voting no: Commissioners Bierman and Starbuck
Absent: Commissioner Dearman
14. RS80.142 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AND JOINT PUBLIC HEARING WITH THE DEPARTMENT OF PUBLIC WORKS AT 98 GARDENSIDE DRIVE, LOT 9 IN ASSESSOR'S BLOCK 2854, FOR 54-UNIT CONDOMINIUM SUBDIVISION.
- Approved with Conditions Resolution No. 8695
Vote 6-0
Absent: Commissioner Dearman

4:00 P.M.

15. SU80.3 - REQUEST FOR AUTHORIZATION OF A SPECIAL USE AT 3933 - 24TH STREET, LOT 35 IN ASSESSOR'S BLOCK 6508, TO PERMIT A RESTAURANT (DOUBLE RAINBOW) IN THE 24TH STREET - NOE VALLEY SPECIAL USE DISTRICT.

Approved with Conditions Resolution No. 8696

Vote 6-0

Absent: Commissioner Dearman

16. R79.56 - VACATION OF DAGETT STREET, BETWEEN 16TH AND 7TH STREETS, ADJOINING ASSESSOR'S BLOCK 3933 AND 3934.

Passed motion for a finding of Master Plan Conformity.

Vote 6-0

Absent: Commissioner Dearman

17. R80.17 - SALE OF 20-FOOT WIDE ACCESS BASEMENT, NORTH SIDE OF CLIPPER STREET, BELOW GRANDVIEW AVENUE, ADJOINING LOT 29 IN ASSESSOR'S BLOCK 6541 AND LOT 31 IN BLOCK 6542 (ACROSS LOT 19 IN BLOCK 6542 AND LOT 26 IN BLOCK 6541).

Passed motion for a finding of Master Plan Conformity.

Vote 6-0

Absent: Commissioner Dearman

18. R80.19 - CHANGE IN SIDEWALK WIDTHS ON LOMBARD STREET, BETWEEN MONTGOMERY AND SANSOME STREETS.

Passed motion for a finding of Master Plan Conformity.

Vote 6-0

Absent: Commissioner Dearman

4:30 P.M.

19. EE80.52 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR 4-SINGLE FAMILY DWELLINGS AT 749 THROUGH 751 GATES STREET, LOTS 12 AND 13 IN ASSESSOR'S BLOCK 5813 AND LOTS 26 AND 28 IN ASSESSOR'S BLOCK 5814.
(Continued from the Regular Meeting of August 7, 1980)

Passed motion to continue to September 4, 1980.

Vote 6-0

Absent: Commissioner Dearman

Adjourned: 7:30 p.m.

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8/21/80

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
AUGUST 21, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

SEP 16 1980

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Nakashima,
Rosenblatt and Starbuck

ABSENT: Commissioner Dearman

APPROVAL OF MINUTES

Approval of Minutes of the Regular Meeting of July 17, 1980.

Approved unanimously.

1:00 P.M.

1. Current Matters

A. Director's Report

1. Consideration of a Resolution authorizing the Director of Planning to amend the contract with Sedway-Cooke, for graphic services, in an amount not to exceed seven thousand dollars.

Matter withdrawn from Calendar.

2. Condominium Conversion Ordinance revisions.

Passed a motion approving further recommendations for amendments to the Subdivision Code. Vote 6-0

B. Commissioners' Questions and Matters

1:30 P.M.

2. EE79.135 - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED FLYING TIGER LINES AND JAPAN AIR LINES AIR CARGO FACILITIES AT SAN FRANCISCO INTERNATIONAL AIRPORT.

1:30 P.M. (Cont)

2. EE79.135 (Cont)

FLYING TIGER LINES - AFTER DEMOLITION OF AN EXISTING FACILITY, IN PLOT 50-A CONSTRUCTION OF A 112,000 SQUARE FOOT CARGO FACILITY WITH A MAXIMUM HEIGHT OF 40 FEET, CONSISTING OF 80,000 SQUARE FEET OF WAREHOUSE SPACE, 20,000 SQUARE FEET OF OFFICE SPACE AND 12,000 SQUARE FEET OF MAINTENANCE SPACE. THE AIRCRAFT RAMP AREA WOULD CONTAIN 420,000 SQUARE FEET. AIRCRAFT PARKING WOULD BE PROVIDED FOR TWO 747s AND THREE DCBs; PARKING WOULD BE PROVIDED FOR 300 EMPLOYEES.

JAPAN AIR LINES - AFTER VACATING EXISTING FACILITIES, IN PLOT 50-B, CONSTRUCTION OF A 92,000 SQUARE FOOT CARGO FACILITY WITH A MAXIMUM HEIGHT OF 35 FEET, CONSISTING OF A 63,000 SQUARE FOOT WAREHOUSE, 24,000 SQUARE FEET OF OFFICE SPACE AND 5,000 SQUARE FEET OF MAINTENANCE SPACE. THE AIRCRAFT RAMP AREA WOULD CONTAIN 250,000 SQUARE FEET. AIRCRAFT PARKING WOULD BE PROVIDED FOR THREE 747s AND FOUR DCBs; PARKING WOULD BE PROVIDED FOR 100 EMPLOYEES.

(Continued from the Regular Meeting of July 10, 1980)

Approved Resolution No. 8684 Vote 5-1
Voting no: Commissioner Starbuck
Absent: Commissioner Dearman

3. EE79.196 - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED 315 HOWARD STREET OFFICE BUILDING, 24-STORY, 320-FOOT OFFICE TOWER; WITH 389,600 GROSS SQUARE FEET.

Approved Resolution No. 8685 Vote 6-0
Absent: Commissioner Dearman

4. DR80.5 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7901673 FOR THE PROPOSED 315 HOWARD STREET OFFICE BUILDING, 24-STORY, 320-FOOT OFFICE TOWER; WITH 389,600 GROSS SQUARE FEET.

Passed motion to continue approximately sixty (60) days.

Vote 6-0

Absent: Commissioner Dearman

2:00 P.M.

5. CONSIDERATION OF A RESOLUTION TO ENDORSE THE HOUSING ELEMENT, COMMERCIAL PROPERTY AND THE ACCESS COMPONENT OF THE LOCAL COASTAL PROGRAM, PURSUANT TO THE COASTAL ACT OF 1976.

Approved Resolution/Amended No. 8686 Vote 4-2
Voting no: Commissioners Bierman and Starbuck
Absent: Commissioner Dearman

2:30 P.M.

6. RS80.136 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT SOUTHEAST CORNER OF OAK AND FILLMORE STREETS, LOT 30 IN ASSESSOR'S BLOCK 842, FOR 5-LOT SUBDIVISION.

Approved with Conditions Resolution No. 8687
Vote 6-0
Absent: Commissioner Dearman

7. RS80.168 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 619-625 DIVISADERO STREET, WEST SIDE BETWEEN HAYES AND GROVE STREETS, LOT 6 IN ASSESSOR'S BLOCK 1201, FOR 2-UNIT COMMERCIAL, 14-UNIT RESIDENTIAL CONDOMINIUM CONVERSION SUBDIVISION.

Approved with Conditions Resolution No. 8688
Vote 4-2
Voting no: Commissioners Bierman and Starbuck
Absent: Commissioner Dearman

8. RS80.162 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2920 BUCHANAN STREET, EAST SIDE BETWEEN UNION AND GREEN STREETS, LOT 19 IN ASSESSOR'S BLOCK 542, FOR 9-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved with Conditions Resolution No. 8689
Vote 4-2
Voting no: Commissioners Bierman and Starbuck
Absent: Commissioner Dearman

9. RS80.160 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1367-73 POST STREET, SOUTH SIDE BETWEEN GOUGH AND FRANKLIN STREETS, LOT 14 IN ASSESSOR'S BLOCK 696, FOR 17-UNIT COMMERCIAL CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution No. 8690 Vote 6-0

3:15 P.M.

10. RS80.159 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1818 BROADWAY, NORTH SIDE BETWEEN OCTAVIA AND GOUGH STREETS, LOT 26 IN ASSESSOR'S BLOCK 568, FOR 21-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved with Conditions Resolution No. 8691
Vote 4-2
Voting no: Commissioners Bierman and Starbuck
Absent: Commissioner Dearman

11. RS80.156 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1950 GOUGH STREET, SOUTHEAST CORNER AT CLAY STREET, LOT 10 IN ASSESSOR'S BLOCK 624, FOR 35-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved with Conditions Resolution No. 8692
Vote 4-2
Voting no: Commissioners Bierman and Starbuck
Absent: Commissioner Dearman

12. RS80.155 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2542 SACRAMENTO STREET, NORTH SIDE BETWEEN STEINER AND FILLMORE STREETS, LOT 14 IN ASSESSOR'S BLOCK 630, FOR 9-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved with Conditions Resolution No. 8693
Vote 4-2
Voting no: Commissioners Bierman and Starbuck
Absent: Commissioner Dearman

13. RS80.134 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2410 PACIFIC AVENUE, NORTH SIDE BETWEEN STEINER AND FILLMORE STREETS, LOT 7 IN ASSESSOR'S BLOCK 582, FOR 10-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved with Conditions Resolution No. 8694
Vote 4-2
Voting no: Commissioners Bierman and Starbuck
Absent: Commissioner Dearman

14. RS80.142 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AND JOINT PUBLIC HEARING WITH THE DEPARTMENT OF PUBLIC WORKS AT 98 GARDENSIDE DRIVE, LOT 9 IN ASSESSOR'S BLOCK 2854, FOR 54-UNIT CONDOMINIUM SUBDIVISION.

Approved with Conditions Resolution No. 8695
Vote 6-0

4:00 P.M.

15. SU80.3 - REQUEST FOR AUTHORIZATION OF A SPECIAL USE AT 3933 - 24TH STREET, LOT 35 IN ASSESSOR'S BLOCK 6508, TO PERMIT A RESTAURANT (DOUBLE RAINBOW) IN THE 24TH STREET - NOE VALLEY SPECIAL USE DISTRICT.

Approved with Conditions Resolution No. 8696
Vote 6-0
Absent: Commissioner Dearman

16. R79.56 - VACATION OF DAGETT STREET, BETWEEN 16TH AND 7TH STREETS, ADJOINING ASSESSOR'S BLOCK 3933 AND 3934.

Passed motion for a finding of Master Plan Conformity.
Vote 6-0

17. R80.17 - SALE OF 20-FOOT WIDE ACCESS EASEMENT, NORTH SIDE OF CLIPPER STREET, BELOW GRANDVIEW AVENUE, ADJOINING LOT 29 IN ASSESSOR'S BLOCK 6541 AND LOT 31 IN BLOCK 6542 (ACROSS LOT 19 IN BLOCK 6542 AND LOT 26 IN BLOCK 6541).

Passed motion for a finding of Master Plan Conformity.
Vote 6-0

18. R80.19 - CHANGE IN SIDEWALK WIDTHS ON LOMBARD STREET, BETWEEN MONTGOMERY AND SANSOME STREETS.

Passed motion for a finding of Master Plan Conformity.
Vote 6-0

4:30 P.M.

19. EE80.52 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR 4-SINGLE FAMILY DWELLINGS AT 749 THROUGH 751 GATES STREET; LOTS 12 AND 13 IN ASSESSOR'S BLOCK 5813 AND LOTS 26 AND 28 IN ASSESSOR'S BLOCK 5814.
(Continued from the Regular Meeting of August 7, 1980)

Passed motion to continue to September 4, 1980.
Vote 6-0

Adjourned: 7:30 p.m.

SF
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#21

8/28/80

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
AUGUST 28, 1980
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

SEP 17 1980

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima and Starbuck

ABSENT: Commissioner Rosenblatt

12:00 NOON

Field Trip - To view the sites of matters scheduled for City
Planning Commission review during the month of
September.

1:30 P.M.

1. Current Matters

A. Director's Report

Discussion of Director's memorandum of August 7, 1980,
related to Environmental Review Process changes.

No Action taken.

Resolution of Intention to initiate changes in the zoning
standards to modify the existing rear yard provisions
of each neighborhood commercial special use district so
as to require rear yards for all buildings, to change
the residential densities permitted to allow for densities
of up to one dwelling unit per 600 square feet, to allow
in the RC-1/SUD's all commercial uses permitted in the
C-2/SUD's and to allow projecting signs and awnings for
Union, Sacramento, Upper Fillmore, Haight, Castro-Eureka
Valley, Upper Market-West, Upper Market-East, 24th-Noe
Valley, 24th-Mission and Valencia Streets; and to initiate
reclassification of the RC-1 districts: Sacramento, Haight,
Castro-Eureka Valley, 24th-Noe Valley, 24th-Mission and
Valencia (Army-20th) Streets back to C-2 districts.

Approved Resolution No. 8697 Vote 4-2
Voting no: Commissioners Dearman and Starbuck
Absent: Commissioner Rosenblatt

B. Commissioners' Questions and Matters

AUGUST 28, 1980

2:00 P.M.

2. PUBLIC HEARING TO CONSIDER THE LIST OF CATEGORICAL EXEMPTIONS, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1976, FOR THE CITY AND COUNTY OF SAN FRANCISCO.

Approved Resolution No. 8698

Vote 6-0

Absent: Commissioner Rosenblatt

2:30 P.M.

3. EE80.230 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR 8 TOWNHOUSES; CAROLINE STREET AND SOUTHERN HEIGHTS, LOTS 72, 73, 74 AND 75 IN ASSESSOR'S BLOCK 4096; DEMOLITION OF 8-UNIT FIRE-DAMAGED APARTMENT BUILDING AND CONSTRUCTION OF 4 BUILDINGS; 2 UNITS EACH, 4-STORY-OVER-GARAGE TOWNHOUSES ON 4 SEPARATE LOTS, EACH APPROXIMATELY 5,690, 3,641, 3,675 AND 3,498 SQUARE FEET REQUIRING BUILDING PERMIT APPLICATIONS NO. 8005880 - 8005884.

Passed motion to continue to September 11, 1980.

Vote 6-0

3:00 P.M.

4. DR80.16 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7912201 FOR AN ADDITION OF 4½ FLOORS TO THE EXISTING 5½-FLOOR OFFICE BUILDING AT 550 KEARNY STREET, AT THE SOUTHEAST CORNER OF SACRAMENTO AND KEARNY STREETS.

Passed motion to continue to September 11, 1980.

Vote 6-0

3:30 P.M.

5. EE80.137 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE PROPOSED LEASING OF SCHOOL DISTRICT PROPERTY, THE FORMER PORTOLA SCHOOL SITE, 350 GIRARD STREET, LOT 2 IN ASSESSOR'S BLOCK 5983, FROM P (PUBLIC) TO RH-2 (HOUSE, TWO-FAMILY) OR RH-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICTS AND LEASE ON LONG-TERM LEASE TO DEVELOPERS OF 216,000 SQUARE-FOOT SITE WITH 3-STORY, 133,069 SQUARE-FOOT BUILDING; REQUIRING ZONING RECLASSIFICATION. (ZM80.18)
(Continued from the Special Meeting of July 31, 1980)

Denied

Resolution No. 8699

Vote 6-0

3:30 P.M. (Cont)

6. ZM80.18 - REQUEST FOR RECLASSIFICATION OF THE FORMER PORTOLA MIDDLE SCHOOL SITE AT 350 GIRARD STREET, BLOCK ALSO BOUNDED BY BURROWS, GOETTINGEN AND BACON STREETS, LOT 2 IN ASSESSOR'S BLOCK 5983, FROM A P (PUBLIC) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT. (Continued from the Special Meeting of June 26, 1980 and the Regular Meeting of July 24, 1980)

NOTE: THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO OCTOBER 9, 1980.

Passed motion to continue to October 9, 1980.
Vote 6-0

7. CU80.205 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER PORTOLA MIDDLE SCHOOL SITE AT 350 GIRARD STREET, BLOCK ALSO BOUNDED BY BURROWS, GOETTINGEN AND BACON STREETS, LOT 2 IN ASSESSOR'S BLOCK 5983, FOR UP TO 160 DWELLING UNITS IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING, WHICH PLANS MAY REQUIRE MODIFICATIONS OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RH-2 ZONING. (Continued from the Special Meeting of June 26, 1980 and the Regular Meeting of July 24, 1980)

NOTE: THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO OCTOBER 9, 1980.

Passed motion to continue to October 9, 1980.
Vote 6-0

8. EE80.49 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE PROPOSED LEASING OF SCHOOL DISTRICT PROPERTY, THE FORMER FARRAGUT SCHOOL SITE, 625 HOLLOWAY AVENUE, LOT 1 IN ASSESSOR'S BLOCK 6985; LONG-TERM LEASING OF A 61,875 SQUARE-FOOT LOT WITH A 3-STORY, 36,940 SQUARE-FOOT BUILDING TO HIGHEST BIDDER; DEVELOPMENT TO CONFORM TO NEW ZONING, REQUIRING ZONING RECLASSIFICATION. (ZM80.4)
(Continued from the Regular Meeting of July 31, 1980)

Denied Resolution No. 8700 Vote 6-0

3:30 P.M. (Cont)

9. ZM80.4 - REQUEST FOR RECLASSIFICATION OF THE FORMER FARRAGUT SCHOOL SITE AT 625 HOLLOWAY AVENUE, SOUTH SIDE, INCLUDING FRONTAGE ON FAXON AND CAPITOL AVENUES, LOT 1 IN ASSESSOR'S BLOCK 6985, FROM A P (PUBLIC) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT. (Continued from the Regular Meetings of June 19 and July 24, 1980)

NOTE: THE COMMISSION HAS RECEIVED A REQUEST TO CONTINUE THIS MATTER TO SEPTEMBER 25, 1980.

Passed motion to continue to September 25, 1980 at 7:30 p.m. Vote 6-0

10. CU80.206 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER FARRAGUT SCHOOL SITE, 625 HOLLOWAY AVENUE, SOUTH SIDE, INCLUDING FRONTAGE ON FAXON AND CAPITOL AVENUES, LOT 1 IN ASSESSOR'S BLOCK 6985, FOR UP TO 54 DWELLING UNITS, IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING WHICH PLANS MAY REQUIRE MODIFICATIONS OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RH-2 ZONING. (ZM80.4)
(Continued from the Regular Meetings of June 19 and July 24, 1980)

NOTE: THE COMMISSION HAS RECEIVED A REQUEST TO CONTINUE THIS MATTER TO SEPTEMBER 25, 1980.

Passed motion to continue to September 25, 1980 at 7:30 p.m. Vote 6-0

11. EE80.101 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE PROPOSED LEASING OF SCHOOL DISTRICT PROPERTY, FORMER GRANT SCHOOL SITE, 2940 PACIFIC AVENUE, LOTS 3 AND 6 IN ASSESSOR'S BLOCK 963; REZONING FROM RH-1 (HOUSE, ONE-FAMILY) TO RH-2 (HOUSE, TWO-FAMILY) DISTRICT AND LEASING ON LONG-TERM LEASE OF A 46,500 SQUARE-FOOT SITE; REQUIRING ZONING RECLASSIFICATION. (ZM80.14)
(Continued from the Regular Meeting of July 31, 1980)

Denied Resolution No. 8701 Vote 6-0

3:30 P.M. (Cont)

12. ZM80.14 - REQUEST FOR RECLASSIFICATION OF THE FORMER GRANT SCHOOL SITE AT 2940 PACIFIC AVENUE, NORTH SIDE BETWEEN BAKER AND BRODERICK STREETS, THE SOUTHERN PORTION OF LOT 6 AND ALL OF LOT 3 IN ASSESSOR'S BLOCK 963, FROM AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meetings of June 19 and July 24, 1980)

Passed motion to continue to September 4, 1980.
Vote 6-0

13. CU80.203 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER GRANT SCHOOL SITE AT 2940 PACIFIC AVENUE, NORTH SIDE BETWEEN BAKER AND BRODERICK STREETS, LOTS 3 AND 6 IN ASSESSOR'S BLOCK 963, FOR UP TO 28 DWELLING UNITS IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING, WHICH PLANS MAY REQUIRE MODIFICATIONS OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RH-2 ZONING. (ZM80.3)
(Continued from the Regular Meetings of June 19 and July 24, 1980)

Withdrawn without prejudice. Resolution No. 8702
Vote 6-0

14. ZM80.3 - REQUEST FOR RECLASSIFICATION OF THE FORMER LUCINDA WEEKS SCHOOL SITE AT 750 - 31ST AVENUE, BETWEEN BALBOA AND CABRILLO STREETS, LOT 8 IN ASSESSOR'S BLOCK 1614, FROM A P (PUBLIC) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meetings of June 19 and July 24, 1980)

NOTE: THE STAFF WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO SEPTEMBER 25, 1980.

Passed motion to continue to October 2, 1980.
Vote 6-0

3:30 P.M. (Cont)

15. CU80.205 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER LUCINDA WEEKS SCHOOL SITE AT 750 - 31ST AVENUE, BETWEEN BALBOA AND CABRILLO STREETS, LOT 8 IN ASSESSOR'S BLOCK 1614, FOR UP TO 29 DWELLING UNITS IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING, WHICH PLANS MAY REQUIRE MODIFICATIONS OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RH-2 ZONING. (ZM80.3)
(Continued from the Regular Meetings of June 19 and July 24, 1980)

NOTE: THE STAFF WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO SEPTEMBER 25, 1980.

Passed motion to continue to October 2, 1980.
Vote 6-0

16. ZM80.2 - REQUEST FOR RECLASSIFICATION OF THE FORMER GOUGH SCHOOL SITE AT 1945 WASHINGTON STREET, SOUTH SIDE BETWEEN FRANKLIN AND GOUGH STREETS, LOT 14 IN ASSESSOR'S BLOCK 617, FROM A P (PUBLIC) DISTRICT TO AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.
(Continued from the Regular Meetings of June 19 and July 24, 1980)

Approved Resolution No. 8703 Vote 5-1
Voting no: Commissioner Starbuck
Absent: Commissioner Rosenblatt

Adjourned: 5:30 p.m.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
SEPTEMBER 4, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

SEP 16 1980

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Dearman, Karasick, Kelleher, Nakashima
and Starbuck

ABSENT: Commissioners Bierman and Rosenblatt

1:00 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

Commissioner Starbuck asked for a short analytical memo
on pending California State Assembly Bill No. 314.

1:30 P.M.

2. DR80.15 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION
NO. 8006584, PURSUANT TO CITY PLANNING POLICY, FOR
A 7-STORY OFFICE OVER ONE STORY OF EXISTING PARKING
AT 750 BATTERY STREET, LOT 8 IN ASSESSOR'S BLOCK 166.
(EE80.204)

Approved with Conditions Resolution No. 8704
Vote 5-0

Absent: Commissioners Bierman and Rosenblatt

3. DR80.17 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION
NO. 79101063 FOR A 9-STORY OFFICE BUILDING AT
275 STEUART STREET, LOTS 7, 8, 8A, 9 AND 10 IN
ASSESSOR'S BLOCK 3742, IN THE NORTHEASTERN WATERFRONT
AREA. (EE80.109)

NOTE: ENVIRONMENTAL EVALUATION OF THIS PROJECT HAS
NOT BEEN COMPLETED.

Passed motion to continue indefinitely.
Vote 5-0

Absent: Commissioners Bierman and Rosenblatt

1:30 P.M. (Cont)

4. DR80.21 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8005798 AT 2149 UNION STREET, FOR STREET LEVEL FACADE RENOVATION, LOT 23 IN ASSESSOR'S BLOCK 540.

Passed motion not to take Discretionary Review.
Vote 5-0

Absent: Commissioners Bierman and Rosenblatt

5. DR80.21 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8005798 AT 2149 UNION STREET, FOR STREET LEVEL FACADE RENOVATION, LOT 23 IN ASSESSOR'S BLOCK 540.

No Action required.

6. DR80.22 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8006162 AT 1877 UNION STREET, FOR DOOR AND WINDOW ADDITION, LOT 25 IN ASSESSOR'S BLOCK 543.

Passed motion to take Discretionary Review.
Vote 5-0

Absent: Commissioners Bierman and Rosenblatt

7. DR80.22 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8006162 AT 1877 UNION STREET, FOR DOOR AND WINDOW ADDITION, LOT 25 IN ASSOR'S BLOCK 543.

No Action required.

2:30 P.M.

8. ZM80.20 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 2265 HAYES STREET, SOUTH SIDE BETWEEN STANYAN AND SHRADER STREETS, LOT 11 IN ASSESSOR'S BLOCK 1213, FROM AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT TO AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT. (EE80.183)

Approved Resolution No. 8705 Vote 5-0

Absent: Commissioners Bierman and Rosenblatt

2:30 P.M. (Cont)

9. CU80.202 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2207-09 SUTTER STREET, SOUTH SIDE BETWEEN SCOTT AND PIERCE STREETS, LOT 23 IN ASSESSOR'S BLOCK 681, TO PERMIT SUBDIVISION OF ONE LOT INTO TWO LOTS EACH WITH A FRONTAGE OF LESS THAN 25 FEET AND AN AREA OF LESS THAN 2,500 SQUARE FEET. (CATEGORICALLY EXEMPT)

Approved Resolution No. 8706 Vote 5-0
Absent: Commissioners Bierman and Rosenblatt

3:00 P.M.

10. CU80.202 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 623-645 GEARY STREET, SOUTH SIDE BETWEEN LEAVENWORTH AND JONES STREETS, LOT 21 AND 22 IN ASSESSOR'S BLOCK 318, TO PERMIT A 14-STORY 88-UNIT APARTMENT BUILDING HAVING 88 OFF-STREET PARKING SPACES, IN AN RC-4 DISTRICT 160 FEET IN HEIGHT WHERE THE PLANNING CODE REQUIRES PLANNING COMMISSION AUTHORIZATION FOR A BUILDING EXCEEDING 40 FEET IN HEIGHT AND FOR MORE THAN 22 OFF-STREET PARKING SPACES. (EE80.81)

Approved Resolution No. 8707 Vote 5-0
Absent: Commissioners Bierman and Rosenblatt

11. CU80.213 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT UNIVERSITY OF SAN FRANCISCO, SOUTH SIDE OF FULTON STREET BETWEEN SHRADER AND COLE STREETS, LOT 1 IN ASSESSOR'S BLOCK 1190, TO PERMIT EXPANSION OF AN EDUCATIONAL INSTITUTION IN A RESIDENTIAL DISTRICT. (EE80.221)

Approved Resolution No. 8708 Vote 5-0
Absent: Commissioners Bierman and Rosenblatt

4:00 P.M.

12. EE78.325 - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED PAN-MED MEDICAL OFFICE BUILDING AT THE SOUTHWEST CORNER OF SACRAMENTO AND WEBSTER STREETS, LOT 1 IN ASSESSOR'S BLOCK 628. PROPOSAL FOR A 5-STORY STRUCTURE WITH A GROSS FLOOR AREA OF 127,000 SQUARE FEET CONTAINING APPROXIMATELY 50 OFFICE SUITES. PARKING FOR 288 VEHICLES WOULD BE PROVIDED BY A 2½ LEVEL UNDERGROUND PARKING STRUCTURE LOCATED DIRECTLY BENEATH THE MEDICAL OFFICE BUILDING.

Approved Certification Resolution No. 8709
Vote 4-1
Voting no: Commissioner Starbuck
Absent: Commissioners Bierman and Rosenblatt

13. EE80.52 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR 4 SINGLE-FAMILY DWELLINGS AT 749 THROUGH 751 GATES STREET, LOTS 12 AND 13 IN ASSESSOR'S BLOCK 5813 AND LOTS 26 AND 28 IN ASSESSOR'S BLOCK 5814.
(Continued from the Regular Meeting of August 21, 1980)

Appeal withdrawn. No Action required.

4:30 P.M.

14. ZM80.14 - REQUEST FOR RECLASSIFICATION OF THE FORMER GRANT SCHOOL SITE AT 2940 PACIFIC AVENUE, NORTH SIDE BETWEEN BAKER AND BRODERICK STREETS, THE SOUTHERN PORTION OF LOT 6 AND ALL OF LOT 3 IN ASSESSOR'S BLOCK 963, FROM AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of August 28, 1980)

Approved Resolution No. 8710 Vote 4-1
Voting no: Commissioner Starbuck
Absent: Commissioners Bierman and Rosenblatt

Adjourned: 6:00 p.m.

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9/11/80

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
SEPTEMBER 11, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

SEP 25 1980

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Kelleher, Nakashima,
Rosenblatt, Starbuck and Wortman.

ABSENT: None.

1:00 P.M.

1. Current Matters
 - A. Director's Report

Consideration of a Resolution authorizing the Director of Planning to execute all necessary applications, contracts and agreements for a grant from the United States Office of Coastal Zone Management, as administered through the California Coastal Commission for an amount not to exceed \$15,000.

Approved Resolution No. 8711 Vote 6-0
Absent: Commissioner Wortman

- B. Commissioners' Questions and Matters

At the request of Commissioner Nakashima, Mr. Ray Wong, of the Department of Public Works (DPW), reported that the Director of DPW had not found sufficient justification to permit tenants, at 2363 Larkin Street, to rescind "intents" to purchase condominium units.

At the request of Commissioner Starbuck, the Commission requested that the staff draft a resolution in opposition to California State Assembly Bill No. 314.

President Rosenblatt asked that the Zoning Administrator participate in a site inspection, at 150 Glenbrook Street, to assess building compliance with approved building permits.

President Rosenblatt suggested that there should be contact between individual members of the Commission and staff to review development proposals as those proposals moved close to formal consideration by the Commission.

1:30 P.M.

2. RS80.99 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1441 JONES STREET, WEST SIDE BETWEEN JACKSON AND WASHINGTON STREETS, LOT 4 IN ASSESSOR'S BLOCK 188, FOR 14-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution No. 8712 Vote 4-3
Voting no: Commissioners Bierman, Dearman and Starbuck

3. RS80.113 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 4096 - 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 90 IN ASSESSOR'S BLOCK 2623, FOR 39-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution No. 8713 Vote 4-2
Voting no: Commissioners Bierman and Starbuck
Absent: Commissioner Dearman

2:00 P.M.

4. RS80.122 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 199 CHESTNUT STREET, SOUTHEAST CORNER AT KEARNY STREET, LOT 9A IN ASSESSOR'S BLOCK 6Q, FOR 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution No. 8714 Vote 4-2
Voting no: Commissioners Bierman and Starbuck
Absent: Commissioner Dearman

5. RS80.123 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1730 BRODERICK STREET, EAST SIDE BETWEEN BUSH AND PINE STREETS, LOT 19 IN ASSESSOR'S BLOCK 1049, FOR 12-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution No. 8715 Vote 4-2
Voting no: Commissioners Bierman and Starbuck
Absent: Commissioner Dearman

2:30 P.M.

6. RS80.20 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 157-161 OCTAVIA STREET, SOUTHWEST CORNER AT PAGE STREET, LOT 1, 1A AND 1B IN ASSESSOR'S BLOCK 852, FOR 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution No. 8716 Vote 4-3
Voting no: Commissioners Bierman, Dearman and Starbuck

2:30 P.M. (Cont)

7. RS80.135 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1441-1447 PAGE STREET, SOUTH SIDE BETWEEN MASONIC AND CENTRAL AVENUES, LOT 35 IN ASSESSOR'S BLOCK 1233, FOR 7-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution No. 8717 Vote 6-1
Voting no: Commissioner Bierman

3:00 P.M.

8. RS80.193 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 3900 CALIFORNIA STREET, NORTHWEST CORNER AT ARGUELLO BOULEVARD, LOT 14 IN ASSESSOR'S BLOCK 1361, FOR 8-UNIT CONDOMINIUM SUBDIVISION.

NOTE: THIS MATTER HAS BEEN ADVERTISED INCORRECTLY.
COMMISSION ACTION IS PRECLUDED AT THIS TIME.

Matter taken from Calendar - No Action required.

9. RS80.177 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1125-35 FRANCISCO STREET, SOUTH SIDE BETWEEN VAN NESS AVENUE AND POLK STREET, LOTS 18 AND 1A IN ASSESSOR'S BLOCK 478, FOR 16-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution No. 8718 Vote 4-3
Voting no: Commissioners Bierman, Dearman and Starbuck

3:30 P.M.

10. RS80.175 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2195 GREEN STREET, SOUTHWEST CORNER AT FILLMORE STREET, LOT 16 IN ASSESSOR'S BLOCK 557, FOR 10-UNIT CONDOMINIUM CONVEPSION SUBDIVISION.

Disapproved Resolution No. 8719 Vote 7-0

11. RS80.176 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 150 PAGE STREET, NORTH SIDE BETWEEN GOUGH AND OCTAVIA STREETS, LOT 12 IN ASSESSOR'S BLOCK 838, FOR 33-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution No. 8720 Vote 4-3
Voting no: Commissioners Bierman, Dearman and Starbuck

4:00 P.M.

12. RS80.170 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1998 BROADWAY (ISABELLE TOWERS), NORTHEAST CORNER AT LAGUNA STREET, LOT 29 IN ASSESSOR'S BLOCK 567, FOR 82-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

NOTE: THE APPLICANT WILL REQUEST AND THE STAFF WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO SEPTEMBER 18, 1980.

Passed motion to continue to September 18, 1980.

13. RS80.103 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 206 STEINER STREET, AND 498 WALLER STREET, NORTHEAST CORNER, LOT 21 IN ASSESSOR'S BLOCK 860, FOR 9-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution No. 8721 Vote 4-3
Voting no: Commissioners Bierman, Dearman and Starbuck

4:30 P.M.

14. RS80.64 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2363 LARKIN STREET, SOUTHWEST CORNER AT FILBERT STREET, LOT 1 IN ASSESSOR'S BLOCK 525, FOR 16-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution No. 8722 Vote 4-3
Voting no: Commissioners Bierman, Dearman and Starbuck

15. EE80.230 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR 8 TOWNHOUSES; CAROLINE STREET AND SOUTHERN HEIGHTS; LOTS 72, 73, 74 AND 75 IN ASSESSOR'S BLOCK 4096; DEMOLITION OF 8-UNIT FIRE-DAMAGED APARTMENT BUILDING AND CONSTRUCTION OF 4 BUILDINGS; 2 UNITS EACH, 4-STORY-OVER-GARAGE TOWNHOUSES ON 4 SEPARATE LOTS, EACH APPROXIMATELY 5,690, 3,641, 3,675 AND 3,498 SQUARE FEET REQUIRING BUILDING PERMIT APPLICATIONS NOS. 8005880-8005884.

(Continued from the Regular Meeting of August 28, 1980)

NOTE: THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO SEPTEMBER 18, 1980.

Passed motion to continue to September 18, 1980.
Vote 7-0

4:30 P.M. (Cont)

16. DR80.16 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7912201 FOR AN ADDITION OF 4½-FLOORS TO THE EXISTING 5½-FLOOR OFFICE BUILDING AT 550 KEARNY STREET, AT THE SOUTHEAST CORNER OF SACRAMENTO AND KEARNY STREETS.

(Continued from the Regular Meeting of August 28, 1980)

NOTE: THE APPLICANT HAS REQUESTED AND THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO SEPTEMBER 18, 1980.

Passed motion to continue to September 18, 1980.

Vote 7-0

Adjourned:

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9/11/80

SAN FRANCISCO
CITY PLANNING COMMISSION
MINUTES
OF THE
REGULAR MEETING
HELD
THURSDAY
SEPTEMBER 11, 1980
1:00 P.M.

DOCUMENTS DEPT.

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The San Francisco City Planning Commission met pursuant to notice on Thursday, September 11, 1980, at 1:00 p.m. in Room 282, City Hall.

PRESENT: Toby Rssenblatt, President; Ina F. Dearman, Vice President; Susan J. Bierman, Eugene Kelleher, Yoshio Nakashima, Charles Starbuck, III and Wallace Wortman, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert Passmore, Assistant Director of Planning; Lois Scott, City Planning Coordinator; Stephanie Smith, California Tomorrow Intern and Lee Woods, Secretary.

Ralph Craib represented the San Francisco Chronicle.

CURRENT MATTERS

A. Director's Report

Consideration of a Resolution authorizing the Director of Planning to execute all necessary applications, contracts and agreements for a grant from the United States Office of Coastal Zone Management, as administered through the California Coastal Commission for an amount not to exceed \$15,000.

Rai Okamoto, Director of Planning, noted that the draft resolution was before the Commission. Lois Scott, City Planning Coordinator, said that funds would be used to develop environmental documentation for off-shore lease negotiations.

Commissioner Dearman moved approval of the draft resolution. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8711. Absent: Commissioner Wortman representing Commissioner Boas, the Chief Administrative Officer.

B. Commissioners' Questions and Matters

At the request of Commissioner Nakashima, Mr. Ray Wong, of the Department of Public Works (DPW), reported that the Director of DPW had not found sufficient justification to permit tenants, at 2363 Larkin Street, to rescind "intents" to purchase condominium units.

At the request of Commissioner Starbuck, the Commission requested that the staff draft a resolution in opposition to California State Assembly Bill No. 314.

President Rosenblatt asked that the Zoning Administrator participate in a site inspection, at 150 Glenbrook Street, to assess building compliance with approved building permits.

President Rosenblatt suggested that there should be contact between individual members of the Commission and staff to review development proposals as those proposals moved close to formal consideration by the Commission.

RS80.99 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1441 JONES STREET, WEST SIDE BETWEEN JACKSON AND WASHINGTON STREETS, LOT 4 IN ASSESSOR'S BLOCK 188, FOR 14-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Stephanie Smith, California Tomorrow Intern, reviewed material contained in a memorandum, dated September 10, 1980, from Rai Okamoto, Director of Planning, to the City Planning Commission. Ms. Smith stated that the staff recommendation was for Master Plan Consistency and approval with conditions.

On the basis of numerical estimates developed by Ms. Smith, Commissioner Bierman noted that in some instances the costs, associated with the consumption of one- and two-bedroom rental units, were being tripled or quadrupled by the conversion to condominium. She said that the conversion of rental units contradicted the Master Plan policy which called for the maintenance of a quality rental housing stock.

In the absence of public testimony Commissioner Nakashima moved approval of the staff recommendation. The motion was seconded by Commissioner Wortman and passed by a vote of 4-3 as City Planning Commission Resolution No. 8712. Voting no: Commissioners Bierman, Dearman and Starbuck.

RS80.113 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 4096 - 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 90 IN ASSESSOR'S BLOCK 2623, FOR 39-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

James Johnson, an Attorney, represented the project sponsor. In the absence of public testimony, the Commission waived presentation of the September 10th memorandum. Stephanie Smith, California Tomorrow Intern, said that the staff recommendation was for Master Plan Consistency and approval with conditions.

At this time, it was required that Commissioner Dearman leave temporarily the meeting.

Commissioner Nakashima moved approval of the staff recommendation. The motion was seconded by Commissioner Kelleher and passed by a vote of 4-2 as City Planning Commission Resolution No. 8713. Voting no: Commissioner Bierman and Starbuck. Absent: Commissioner Dearman.

RS80.122 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 199 CHESTNUT STREET, SOUTHEAST CORNER AT KEARNY STREET, LOT 9A IN ASSESSOR'S BLOCK 60, FOR 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Ms. Smith said that the staff recommendation was for Master Plan Consistency and approval with one condition.

Edward Wynn, an Attorney, represented the project sponsor.

In the absence of testimony, Commissioner Nakashima moved approval of the staff recommendation. The motion was seconded by Commissioner Wortman and passed by a vote of 4-2 as City Planning Commission Resolution No. 8714. Voting no: Commissioners Bierman and Starbuck. Absent: Commissioner Dearman.

RS80.123 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1730 BRODERICK STREET, EAST SIDE BETWEEN BUSH AND PINE STREETS, LOT 19 IN ASSESSOR'S BLOCK 1049, FOR 12-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Ms. Smith said that the staff recommendation was for Master Plan Consistency and approval with conditions.

Commissioner Nakashima moved approval of the staff recommendation. The motion was seconded by Commissioner Wortman and passed by a vote of 4-2 as City Planning Commission Resolution No. 8715. Voting no: Commissioners Bierman and Starbuck. Absent: Commissioner Dearman.

RS80.20 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 157-161 OCTAVIA STREET, SOUTHWEST CORNER AT PAGE STREET, LOT 1, 1A AND 1B IN ASSESSOR'S BLOCK 852, FOR 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Ms. Smith reviewed the Director's memorandum of September 10, 1980. The Department recommends that the application be found consistent with the Master Plan but that the requested exception to the "set-aside" requirement be denied, she said.

Timothy Tosta, an Attorney, represented the applicant. Mr. Tosta said that originally the building had been purchased for renovation but that it had become apparent that renovation for rental purposes was impractical. The building has architectural and historical significance but the "set-aside" is a severe obstacle to retention, he said. He argued that economics of the "set-aside" would cause the developer to demolish the existing building and build a new building.

Paul Bernstein, the project sponsor, testified that renovation to produce rental units was also impractical..

Joe Hughes, of the Koshland Park Community Network, urged the Commission to require that the "set-aside" be satisfied by the provision of one unit of low- or moderate-income housing.

He said that he believed that renovation costs did not preclude preservation of the building.

Mr. Tosta said that Mr. Bernstein had few economic alternatives and that the \$43,000 was a large sum of money in the context of a marginal venture.

Robert Passmore, Assistant Director of Planning, said that the building had architectural value which would contribute to the saleability of the units.

Rai Okamoto, Director of Planning, said that he had doubts about both the estimates of renovation costs and the estimates of prices for which renovated units would sell.

Ms. Smith observed that there were many buildings, in this same condition, in San Francisco. When he purchased the building, the subdivider knew of its condition and of the Code, she said.

President Rosenblatt noted that the requested exemption was a new type for the Commission. We have never been able to deal with the economics of a particular building, he said.

Commissioner Nakashima moved approval of the staff recommendation for a finding of Master Plan Consistency but denial of the requested exception. The motion was seconded by Commissioner Kelleher and passed by a vote of 4-3 as City Planning Commission Resolution No. 8716. Voting no: Commissioners Bierman, Dearman and Starbuck.

RS80.135 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1441-1447 PAGE STREET, SOUTH SIDE BETWEEN MASONIC AND CENTRAL AVENUES, LOT 35 IN ASSESSOR'S BLOCK 1233, FOR 7-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Stephanie Smith, California Tomorrow Intern, said that the staff recommendation was for Master Plan Consistency.

Barbara Herzig, an Attorney representing the project sponsor, urged the Commission to approve the application. She said that there was a possibility of 97% Department of Housing and Urban Development financing for tenants of the building.

Commissioner Dearman moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima and passed by a vote of 6-1 as City Planning Commission Resolution No. 8717. Voting no: Commissioner Bierman.

RS80.193 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 3900 CALIFORNIA STREET, NORTHWEST CORNER AT APGUELLO BOULEVARD, LOT 14 IN ASSESSOR'S BLOCK 1361, FOR 8-UNIT CONDOMINIUM SUBDIVISION.

NOTE: THIS MATTER HAS BEEN ADVERTISED INCORRECTLY.
COMMISSION ACTION IS PRECLUDED AT THIS TIME.

Matter taken off calendar no action was required.

RS80.177 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1125-35 FRANCISCO STREET, SOUTH SIDE BETWEEN VAN NESS AVENUE AND POLK STREET, LOTS 18 AND 1A IN ASSESSOR'S BLOCK 478, FOR 16-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Stephanie Smith, California Tomorrow Intern, said that the staff recommendation was for approval of the subdivision application.

Commissioner Nakashima moved approval of the staff recommendation. The motion was seconded by Commissioner Kelleher and passed by a vote of 4-3 as City Planning Commission Resolution No. 8718. Voting no: Commissioners Bierman, Dearman and Starbuck.

RS 80.175 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2195 GREEN STREET, SOUTHWEST CORNER AT FILLMORE STREET, LOT 16 IN ASSESSOR'S BLOCK 557, FOR 10-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Ann King, the project Architect, described briefly the building and proposal. The original intent of the present owner was not to convert the building. Because of economic necessity, the building was considered first in July of 1980 for conversion, she said.

Glenda Skiffer, a former tenant of the building, represented five tenant households. She urged the Commission to deny the application. Rental increases and other methods were used to cause vacancies to prepare the building for conversion, she asserted. Because of the "evictions", the benefits, to which tenants in buildings proposed for conversion are ordinarily entitled, have been denied, she said. Further, she said that there was the possibility that work had been done without legally required permits.

Margaret Sugarman and Connie McCone said that work on the building should have been in compliance with approved permits.

Steve Cassidy, an Attorney, represented the project sponsors. He testified that there had been no prior intent to evict to cause vacancies for conversion. Renovation was done for Code compliance, he said. As a result of cost over-runs, it was decided, in July of 1980, to convert the building, he said.

Ann King testified that no work was done without required permits. Essentially, she said, all work done was covered under a Division of Apartment and Hotel Inspection (DAHI) checklist.

Commissioner Bierman asked Ms. Smith if she could estimate monthly mortgage cost on a units selling for \$300,000.

Ms. Smith said that an 80% mortgage at 12% over 30 years would be approximately \$2,600. Commissioner Bierman noted that at a minimum this was approximately six times the previously existing monthly rental.

Ms. King said that over one million dollars were invested in the building, that there was a \$7,000 monthly mortgage and that there was no way to return to \$400.00 monthly rentals.

Responding to Commissioner Starbuck, Ms. King said that the project sponsors had been responsible for the conversion of a building at 2821 Buchanan Street.

Ms. Smith said that the Director's recommendation was for inconsistency with the Master Plan. There is sufficient reason to believe that vacancies were caused in an effort to prepare the building for conversion, she said.

Mr. Cassidy testified that Ms. Skiffer was incorrect in asserting that Mr. and Mrs. Rowe, former tenants, had left the building because of uncertainties related to renovation. Also, he said that the Rowes had enjoyed a favorable or beneficial lease up to the point at which their apartment rental was increased. The increase was more than justified, he insisted.

Mr. Cassidy continued. Colonel and Mrs. Slatzhauser left the building not because of a rent increase but because they chose to live with a daughter, he said.

Ms. Smith said that the staff had interpreted the rent increases as part of a scheme by which to cause vacancies. Essentially, it was eviction, she said.

Commissioner Starbuck moved approval of the staff recommendation for denial of the application. The motion was seconded by Commissioner Bierman and passed unanimously as City Planning Commission Resolution No. 8719.

RS80.176 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 150 PAGE STREET, NORTH SIDE BETWEEN GOUGH AND OCTAVIA STREETS, LOT 12 IN ASSESSOR'S BLOCK 838, FOR 33-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Stephanie Smith, California Tomorrow Intern, said that the staff recommendation was for a finding of Master Plan Consistency.

Phil Maher, the project sponsor, urged approval. It will stabilize and benefit the neighborhood, he said.

Cattrell Amos attended to support the project sponsor.

Bill Dutam, a merchant in the area, urged approval.

Randy Gedeaha, a resident of the area, urged denial. The area needs low- and moderate-income rental units, he said.

Commissioner Nakashima moved approval of the staff recommendation. The motion was seconded by Commissioner Wortman and passed by a vote of 4-3 as City Planning Commission Resolution No. 8720. Voting no: Commissioners Bierman, Dearman and Starbuck.

Commissioner Bierman observed that there was a scarcity of rental housing in San Francisco. Housing in that area, she said, is a real resource for low- and moderate-income people.

RS80.170 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1998 BROADWAY (ISABELLE TOWERS), NORTHEAST CORNER AT LAGUNA STREET, LOT 29 IN ASSESSOR'S BLOCK 567, FOR 82-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

NOTE: THE APPLICANT WILL REQUEST AND THE STAFF WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO SEPTEMBER 18, 1980.

Robert Passmore, Assistant Director of Planning, noted that the applicant had requested a one week continuance. He requested that the matter be continued to September 18, 1980.

Commissioner Nakashima moved a one week continuance. The motion was seconded by Commissioner Dearman and passed unanimously.

RS80.103 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 206 STEINER STREET, AND 498 WALLER STREET, NORTHEAST CORNER, LOT 21 IN ASSESSOR'S BLOCK 860, FOR 9-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Stephanie Smith California Tomorrow Intern, said that the staff recommendation was for a finding of Master Plan Consistency.

Ann Rotramel represented the project sponsor. The building was very severely deteriorated when purchased, she said. A rental building, she argued, will not generate revenues sufficient to under take renovation of the building.

Leander Dering said that the proposal would benefit the neighborhood. She urged the Commission to approve the application.

Basing his objection on the loss of affordable low- and moderate-income housing, Jim Rivaldo, Secretary of the Haight Fillmore Neighborhood Association, urged the Commission to deny the application.

Commissioner Nakashima moved approval of the staff recommendation. The motion was seconded by Commissioner Wortman and passed by a vote of 4-3 as City Planning Commission Resolution No. 8721. Voting no: Commissioners Bierman, Dearman and Starbuck.

RS80.64 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2363 LARKIN STREET, SOUTHWEST CORNER AT FILBERT STREET, LOT 1 IN ASSESSOR'S BLOCK 525, FOR 16-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

James Johnson, an Attorney, represented the project sponsor. He noted that earlier there had been some misunderstandings and questions related to tenant support of the application.

Those misunderstandings have been resolved and we enjoy near unanimous support, he said.

Robert Chartoff, a tenant of the building, testified that the differences or misunderstandings had been resolved.

Stephanie Smith, California Tomorrow Intern, said that the staff recommendation was for Master Plan Consistency.

Commissioner Nakashima moved approval of the staff recommendation. The motion was seconded by Commissioner Wortman and passed by a vote of 4-3 as City Planning Commission Resolution No. 8722. Voting no: Commissioner Bierman, Dearman and Starbuck.

EE80.230 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR 8 TOWNHOUSES; CAROLINE STREET AND SOUTHERN HEIGHTS; LOTS 72, 73, 74 AND 75 IN ASSESSOR'S BLOCK 4096; DEMOLITION OF 8-UNIT FIRE-DAMAGED APARTMENT BUILDING AND CONSTRUCTION OF 4 BUILDINGS; 2 UNITS EACH, 4-STORY-OVER-GARAGE TOWNHOUSES ON 4 SEPARATE LOTS, EACH APPROXIMATELY 5,690, 3,641, 3,675 AND 3,498 SQUARE FEET REQUIRING BUILDING PERMIT APPLICATIONS NOS. 8005880-8005884.

Based on the staff recommendation to continue this matter, Commissioner Dearman moved that it be continued to September 18, 1980. The motion was seconded by Commissioner Bierman and passed unanimously.

DR80.16 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7912201 FOR AN ADDITION OF 4½-FLOORS TO THE EXISTING 5½-FLOOR OFFICE BUILDING AT 550 KEARNY STREET, AT THE SOUTHEAST CORNER OF SACRAMENTO AND KEARNY STREETS.

NOTE: THE APPLICANT HAS REQUESTED AND THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO SEPTEMBER 18, 1980.

Commissioner Dearman moved that this matter be continued to September 18, 1980. The motion was seconded by Commissioner Bierman and passed unanimously.

Adjourned: 6:20 p.m.

Respectfully submitted,

Lee Woods, Jr.
Administrative Secretary
City Planning Commission

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
SEPTEMBER 18, 1980
ROOM 282, CITY HALL
1:00 P.M.

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PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

ABSENT: None.

APPROVAL OF MINUTES

Approval of Minutes of the Regular Meeting of January 24, 1980.

Approved Vote 5-0

Absent: Commissioners Dearman and Karasick

1:00 P.M.

1. Current Matters

A. Director's Report

Rai Y. Okamoto, Director of Planning, reported that a memorandum, dated September 2, 1980, from John Walsh, General Manager, Personnel related to Civil Service Commission policy on the use of slurs had been circulated to all members of the Department.

1. CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH POTRERO HILL NEIGHBORHOOD DEVELOPMENT CORPORATION, ON BEHALF OF THE SAN FRANCISCO COMMUNITY ENERGY COALITION, TO ESTABLISH AND COORDINATE FOUR NEIGHBORHOOD ENERGY CONSERVATION CENTERS AND PROVIDE EDUCATION AND OUTREACH SERVICES, FOR A AMOUNT NOT TO EXCEED \$8,000.

Approved Resolution No. 8723 Vote 7-0

2. CONSIDERATION OF A RESOLUTION ESTABLISHING A CITY PLANNING COMMISSION POLICY WITH RESPECT TO CALIFORNIA STATE ASSEMBLY BILL NO. 314 (HEALTH PLANNING AND CERTIFICATE OF NEED LEGISLATION).

Approved Resolution No. 8724 Vote 7-0

1:00 P.M. (Cont)

A. Director's Report (Cont)

3. PROGRESS REPORT ON STAFF PREPARATION OF THE DOWNTOWN CONSERVATION AND DEVELOPMENT PLAN.

Matter Postponed - No Action taken.

4. CENTER CITY CIRCULATION PROGRAM UPDATE.

Informational presentation - No Action taken.

B. Commissioners' Questions and Matters.

President Rosenblatt reported that Children's Hospital had requested an extension of time for its study of possible reuses of St. Joseph's Hospital. Unanimously, the Commission agreed to an extension to December 1, 1980.

Commissioner Starbuck reported that there seemed to be variance between a model of the proposed Pacific Gateway Building and plans approved by the Commission. He asked that the Department verify any variation.

With respect to City Planning Commission Resolution No. 8670 which had the effect of establishing Master Plan consistency of condominium conversion subdivision applications if the applications were in conformity with the subdivision Code, Commissioner Bierman said that she had "not" been fully aware that the Resolution contained this provision. She asked the Commission if the Resolution could be reconsidered so that she could change her vote.

If the Resolution stands, I'll have always to find Master Plan consistency, she said. For me, she said, there must be the opportunity to follow one's conscience.

Having voted initially to approve the matter, Commissioner Bierman moved that the Resolution be brought back for Commission consideration only. The motion was seconded by Commissioner Dearman and passed unanimously.

1:30 P.M.

2. ZM80.3 - REQUEST FOR RECLASSIFICATION OF THE FORMER LUCINDA WEEKS SCHOOL SITE AT 750 - 31ST AVENUE, BETWEEN BALBOA AND CABRILLO STREETS, LOT 8 IN ASSESSOR'S BLOCK 1614, FROM

1:30 P.M. (Cont)

2. ZM80.3 - A P (PUBLIC) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

(Continued from the Regular Meeting of August 28, 1980)

NOTE: THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO OCTOBER 2, 1980.

Passed motion to continue indefinitely. Vote 7-0

3. CU80.205 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER LUCINDA WEEKS SCHOOL SITE AT 750 - 31ST AVENUE, BETWEEN BALBOA AND CABRILLO STREETS, LOT 8 IN ASSESSOR'S BLOCK 1614, FOR UP TO 29 DWELLING UNITS IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING, WHICH PLANS MAY REQUIRE MODIFICATIONS OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RH-2 ZONING. (ZM80.3)
(Continued from the Regular Meeting of August 28, 1980)
NOTE: THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO OCTOBER 2, 1980.

Passed motion to continue indefinitely. Vote 7-0

4. DR80.14 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8002132 TO CONVERT AN EXISTING BAR TO A RESTAURANT, ADDING A KITCHEN AND REMODELING TO PROVIDE A VIEW OF AND MORE DIRECT ACCESS TO THE REAR YARD AT 1318-1320 18TH STREET, NORTH SIDE 100 FEET EAST OF MISSOURI STREET; LOT 13B IN ASSESSOR'S BLOCK 4002 IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Passed motion not to take Discretionary Review.
Vote 7-0

5. DR80.14 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8002132 TO CONVERT AN EXISTING BAR TO A RESTAURANT, ADDING A KITCHEN AND REMODELING TO PROVIDE A VIEW OF AND MORE ACCESS TO THE REAR YARD AT 1318-1320 18TH STREET, NORTH SIDE 100 FEET EAST OF MISSOURI STREET; LOT 13B IN ASSESSOR'S BLOCK 4002; IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

No Action required.

2:00 P.M.

6. RS80.170 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1998 BROADWAY (ISABELLE TOWERS), NORTHEAST CORNER AT LAGUNA STREET, LOT 29 IN ASSESSOR'S BLOCK 567, FOR 83-UNIT CONDOMINIUM CONVERSION SUBDIVISION.
(Continued from the Regular Meeting of September 11, 1980)

Approved Resolution No. 8725 Vote 4-1
Voting no: Commissioner Bierman
Absent: Commissioners Dearman and Starbuck

7. Status Report on the Local Coastal Program, pursuant to the Coastal Act of 1976.

NOTE: THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO A LATER DATE.

No Action required.

2:30 P.M.

8. EE80.230 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR 8 TOWNHOUSES; CAROLINE STREET AND SOUTHERN HEIGHTS; LOTS 72, 73, 74 AND 75 IN ASSESSOR'S BLOCK 4096, DEMOLITION OF 8-UNIT FIRE-DAMAGED APARTMENT BUILDING AND CONSTRUCTION OF 4 BUILDINGS; 2 UNITS EACH, 4-STORY-OVER-GARAGE TOWNHOUSES ON 4 SEPARATE LOTS, EACH APPROXIMATELY 5,690, 3,641, 3,675 AND 3,498 SQUARE FEET REQUIRING BUILDING PERMIT APPLICATIONS NOS. 8005880-8005884.
(Continued from the Regular Meeting of August 28, 1980)

Denied/Appeal Resolution No. 8726 Vote 7-0

9. SU80.4 - REQUEST FOR AUTHORIZATION FOR A SPECIAL USE AT 3913 - 24TH STREET, LOT 39 IN ASSESSOR'S BLOCK 6508, TO PERMIT A RESTAURANT IN THE 24TH STREET-NOE VALLEY SPECIAL USE DISTRICT.

NOTE: THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO A LATER DATE.

Passed motion to continue to October 2, 1980.
Vote 7-0

3:00 P.M.

10. EE80.85 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE ELECTRIFICATION OF TWO MUNI LINES, THE #55 SACRAMENTO LINE, THE #24 DIVISADERO LINE AND A PORTION OF THE #10 MONTEREY LINE; 1. ELECTRIFICATION OF THE 55-SACRAMENTO MOTOR COACH LINE AND COMBINATION OF THIS LINE WITH THE 1-CALIFORNIA TROLLEY COACH LINE. 2. ELECTRIFICATION OF THE EXISTING 24-DIVISADERO MOTOR COACH LINE, ELECTRIFICATION OF A PORTION OF THE EXISTING 10-MONTEREY MOTOR COACH LINE, AND COMBINING THESE LINES INTO A SINGLE TROLLEY COACH LINE.

Denied/Appeal

Resolution No. 8727

Vote 7-0

11. ZM80.8 - REQUEST FOR RECLASSIFICATION OF THE UNIFIED SCHOOL DISTRICT'S FORMER AUDIO VISUAL OFFICE AND WAREHOUSE AT 1440 HARRISON STREET, NORTHWEST SIDE BETWEEN 10TH AND 11TH STREETS, LOT 16 IN ASSESSOR'S BLOCK 3520, FROM A P (PUBLIC) TO AN M-1 (LIGHT INDUSTRIAL) DISTRICT.

Approved

Resolution No. 8728

Vote 7-0

4:00 P.M.

12. DR80.16 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7912201 FOR AN ADDITION OF 4½ FLOORS TO THE EXISTING 5½-FLOOR OFFICE BUILDING AT 550 KEARNY STREET, AT THE SOUTHEAST CORNER OF SACRAMENTO AND KEARNY STREETS.

(Continued from the Regular Meeting of August 28, 1980)

Approved

Resolution No. 8729

Vote 7-0

Adjourned: 6:15 P.M.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
SEPTEMBER 25, 1980
ROOM 282, CITY HALL
1:00 P.M.

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PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

ABSENT: None.

12:00 NOON

FIELD TRIP - To visit the sites of matters scheduled for Commission
consideration during October.

Completed.

1:00 P.M.

1. Director's Report and Commissioners' Questions and Matters

RESOLUTION AUTHORIZING THE DIRECTOR OF CITY PLANNING ON BEHALF OF
THE TRANSPORTATION POLICY GROUP TO EXECUTE A CONSULTANT CONTRACT
WITH EDWARD A. GREEN FOR AN AMOUNT NOT TO EXCEED \$1,500 TO
REPRESENT THE CENTER CITY CIRCULATION PROGRAM ON MATTERS RELATING
TO SAN FRANCISCO BAY AREA TRANSPORTATION TERMINAL PROJECT.

Approved Resolution No. 8731 Vote 6-0
Absent: Commissioner Starbuck.

1. CONSIDERATION OF INITIATION OF RECLASSIFICATION OF LOTS 4
THROUGH 16 IN ASSESSOR'S BLOCK 195; AREA BONDED GENERALLY BY
COLUMBUS AVENUE, WASHINGTON, JACKSON AND KEARNY STREETS;
PROPOSAL TO RECLASSIFY AREA FROM A C-2 (COMMUNITY-BUSINESS)
DISTRICT TO A RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH
DENSITY) DISTRICT.

Passed motion requesting a formal resolution of intent to
initiate reclassification. Vote 6-0
Absent: Commissioner Dearman.

2. RECONSIDERATION OF CITY PLANNING RESOLUTION NO. 8670. (AMEND-
MENTS TO THE RESIDENCE ELEMENT OF THE MASTER PLAN AS IT
RELATES TO CONDOMINIUM CONVERSION SUBDIVISION.
NOTE: THIS ITEM IS FOR COMMISSION CONSIDERATION ONLY. THE
COMMISSION WILL NOT TAKE PUBLIC TESTIMONY.

Approved Resolution No. 8670 Vote 4-3
Voting no: Commissioners Bierman, Dearman and Starbuck.

1:00 P.M. (Cont)

1. Director's Report and Commissioners' Questions and Matters (Cont)

3. CONSIDERATION OF A RESOLUTION ENDORSING A FOCUSED ENVIRONMENTAL IMPACT REPORT PROCESS FOR EVALUATING DOWNTOWN ZONING PROPOSALS.

Approved Resolution No. 8730 Vote 7-0

4. INFORMATION PRESENTATION OF PROPOSALS FOR CITIZEN REVIEW OF CHANGES IN DOWNTOWN ZONING CONTROLS BEING CONSIDERED BY THE DEPARTMENT IN THE DOWNTOWN CONSERVATION AND DEVELOPMENT PLAN STUDY.

Informational Presentation - No Action taken.

2:30 P.M.

2. DR80.18 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8002235; 2056-2060 UNION STREET, NORTHSIDE BETWEEN BUCHANAN AND WEBSTER STREETS; LOT 12 IN ASSESSOR'S BLOCK 532; FOR A PROPOSED DEMOLITION AND NEW CONSTRUCTION IN UNION STREET SPECIAL USE DISTRICT.

Passed motion to take Discretionary Review.
Vote 7-0

3. DR80.18 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8002235; 2056-2060 UNION STREET, NORTHSIDE BETWEEN BUCHANAN AND WEBSTER STREETS; LOT 12 IN ASSESSOR'S BLOCK 532; FOR A PROPOSED DEMOLITION AND NEW CONSTRUCTION IN UNION STREET SPECIAL USE DISTRICT.

Approved Resolution No. 8732 Vote 4-3
Voting no: Commissioners Bierman, Dearman and Starbuck.

4. DR80.23 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8001256 AT 4621 MISSION STREET, EAST SIDE BETWEEN BRAZIL AND PERSIA AVENUES; LOT 32 IN ASSESSOR'S BLOCK 6083 FOR A MCDONALD'S RESTAURANT.

Passed motion to take Discretionary Review.
Vote 7-0

2:30 P.M. (Cont)

5. DR80.23 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8001256 AT 4621 MISSION STREET, EAST SIDE BETWEEN BRAZIL AND PERSIA AVENUES; LOT 32 IN ASSESSOR'S BLOCK 6083 FOR A MCDONALD'S RESTAURANT.

Approved with conditions. Resolution No. 8733

Vote 5-2

Voting no: Commissioners Bierman and Starbuck.

NOTE: At or before 6:00 p.m., the Commission will
adjourn its meeting and reconvene at 7:30 p.m.

7:30 P.M.

6. ZM80.4 - REQUEST FOR RECLASSIFICATION OF THE FORMER FARRAGUT SCHOOL SITE AT 625 HOLLOWAY AVENUE, SOUTH SIDE, INCLUDING FRONTAGE ON FAXON AND CAPITOL AVENUES, LOT 1 IN ASSESSOR'S BLOCK 6985, FROM A P (PUBLIC) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of August 28, 1980)

Passed motion to continue to October 16, 1980.

Vote 5-0

Absent: Commissioners Dearman and Nakashima.

7. CU80.206 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER FARRAGUT SCHOOL SITE, 625 HOLLOWAY AVENUE, SOUTH SIDE, INCLUDING FRONTAGE ON FAXON AND CAPITOL AVENUES, LOT 1 IN ASSESSOR'S BLOCK 6985, FOR UP TO 54 DWELLING UNITS, IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING WHICH PLANS MAY REQUIRE MODIFICATIONS OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RH-2 ZONING. (ZM80.4)
(Continued from the Regular Meeting of August 28, 1980)

Passed motion to continue to October 16, 1980.

Vote 5-0

Absent: Commissioners Dearman and Nakashima.

Adjourned: 11:10 p.m.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
OCTOBER 2, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

OCT 4 1980

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PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

ABSENT: None

11:45 A.M.

FIELD TRIP - To view the sites of matters scheduled for City
Planning Commission review in October.

Completed.

1:00 P.M.

1. CURRENT MATTERS

A. Director's Report

Resolution encouraging the improvement of Maiden Lane as
a Pedestrian Mall and the establishment of an Assessment
District to pay for construction and maintenance.

Approved Resolution No. 8734 Vote 7-0

The Director of Planning, Rai Y. Okamoto, reported that
Alec Bash, Environmental Review Officer, would soon
schedule a public hearing on the environmental assessment
for the Upper Market Street Roadway Plan.

Robert W. Passmore, Assistant Director of Planning,
reported that a building permit application, for 341 Lombard
Street, would be brought to the Commission for consideration
of Discretionary Review.

B. Commissioners' Questions and Matters

Consideration of a Resolution endorsing Guidelines and
Procedures for preparation of the Environmental Impact
Report for downtown zoning proposals.

Approved Resolution No. 8735 Vote 7-0

1:00 P.M. (Cont)

B. Commissioners' Questions and Matters (Cont)

Acting on a written request of Mr. Ronald Rattner, representing Ms. Carol Leder, the Commission voted not to rehear an application for a Condominium Conversion Subdivision at 2200 Pacific Avenue.

Voting yes: Commissioners Karasick, Kelleher, Nakashima and Rosenblatt

Voting no: Commissioners Bierman, Dearman and Starbuck

Observing the presence of Charles Gill, Planner IV and Head of the Department's Project Review Section, President Rosenblatt noted that Charles Gill had submitted to the Department a letter of resignation. Speaking for the Commission, he offered his regrets and commended Charles for "all the good work done for the Department". The Commission extended to Charles Gill its wishes for all the best successes.

Commissioner Bierman observed that there were a number of geographical areas in the city with unique topographies. Invariably, building permit applications in these areas generate controversy, she said. She asked the Department for an informational presentation on City Planning Code requirements for building proposed for interior and corner lots where the site sloped.

The Commission agreed to hear a status report from the Mullen-Holladay Group on the Neighborhood Building Review Board pursuant to Commission acceptance of the "East Slope Study" on April 17, 1980 (Commission Resolution No. 8566).

1:30 P.M.

2. SU80.4 - REQUEST FOR AUTHORIZATION OF A SPECIAL USE AT 3913 - 24TH STREET, LOT 39 IN ASSESSOR'S BLOCK 6508, TO PERMIT A RESTAURANT IN THE 24TH STREET-NOE VALLEY SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of September 18, 1980)

Passed motion to continue to October 23, 1980.

Vote 7-0

2:00 P.M.

3. SU80.5 - REQUEST FOR AUTHORIZATION OF A SPECIAL USE AT 4108 - 24TH STREET, LOT 5 IN ASSESSOR'S BLOCK 2831, TO PERMIT A RESTAURANT IN THE 24TH STREET-NOE VALLEY SPECIAL USE DISTRICT.

Approved Resolution No. 8736 Vote 6-1
Voting no: Commissioner Dearman

4. CU80.211 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE ON THE SOUTH SIDE OF BURROWS STREET BETWEEN HAMILTON AND BOWDOIN STREETS, LOT 34 IN ASSESSOR'S BLOCK 5988, FOR A PLANNED UNIT DEVELOPMENT FOR 18 DWELLING UNITS ON A VACANT 2-3/4 ACRE SITE IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT. (EE80.213)

Approved Resolution No. 8737 Vote 7-0

5. CU80.49 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE ON THE EAST SIDE OF SOUTH VAN NESS AVENUE 25 FEET SOUTH OF 17TH STREET, LOTS 44, 45 AND 46 IN ASSESSOR'S BLOCK 3574, TO PERMIT CONSTRUCTION OF AN 18-UNIT RESIDENTIAL BUILDING IN A C-M (HEAVY COMMERCIAL) DISTRICT. (EE80.151)

Approved Resolution No. 8738 Vote 7-0

2:30 P.M.

6. CU80.216 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2125 ANZA STREET, SOUTH SIDE BETWEEN FUNSTON AND 12TH AVENUES, LOT 50 IN ASSESSOR'S BLOCK 1555, TO PERMIT A RELIGIOUS INSTITUTION IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT. (CATEGORICALLY EXEMPT)

Disapproved Resolution No. 8739 Vote 7-0

7. CU80.218 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 283-87 FAIR OAKS STREET, EAST SIDE BETWEEN 23RD AND 24TH STREETS, LOT 19 IN ASSESSOR'S BLOCK 3647, TO PERMIT THE CREATION OF THREE LOTS OF LESS THAN 25 FEET OF FRONTAGE AND WITH AN AREA OF LESS THAN 2,500 SQUARE FEET IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT. (CATEGORICALLY EXEMPT)

Approved Resolution No. 8740 Vote 7-0

3:00 P.M.

8. CU80.219 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 501 CAMBRIDGE STREET, EAST SIDE BETWEEN BURROWS AND BACON STREETS, LOT 22 IN ASSESSOR'S BLOCK 5993, FOR A PLANNED UNIT DEVELOPMENT FOR A RESIDENTIAL COMPLEX FOR A RELIGIOUS INSTITUTION (CONVENT OF THE GOOD SHEPHERD) IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT. (CATEGORICALLY EXEMPT)

Approved Resolution No. 8741 Vote 7-0

9. CU80.220 - REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE AT 4052-54-56 - 18TH STREET, NORTHWEST CORNER AT HARTFORD STREET, LOT 51 IN ASSESSOR'S BLOCK 3582, TO PERMIT A COMMERCIAL USE ABOVE THE GROUND FLOOR IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT. (CATEGORICALLY EXEMPT)

Passed motion to continue to October 16, 1980.
Vote 7-0

3:45 P.M.

10. EE80.242 - APPEAL OF PRELIMINARY NEGATIVE DECLARATION FOR 424-434 HOLLADAY AVENUE, LOTS 3, 4 AND 5 IN ASSESSOR'S BLOCK 5635; 4 TOWNHOUSES, EACH 2 FLOORS, APPROXIMATELY 4,200 SQUARE FEET, INCLUDING 4 PARKING SPACES, REQUIRING VZ80.99 AND CU80.217.

Denied Resolution No. 8742 Vote 7-0

11. CU80.217 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 424-434 HOLLADAY AVENUE, WEST SIDE BETWEEN (UNIMPROVED) ESMERALDA AVENUE AND MAYFLOWER STREET, LOTS 3, 4 AND 5 IN ASSESSOR'S BLOCK 5635, TO PERMIT THE CONSTRUCTION OF 4 UNITS ON TWO LOTS AND THE CONSTRUCTION OF A COMMUNITY GARAGE IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT. (EE80.242)

Approved Resolution No. 8743 Vote 6-0
Absent: Commissioner Dearman

3:45 P.M. (Cont)

12. S80.1 - REQUEST TO ABOLISH A 22-FOOT LEGISLATED SETBACK LINE AT 3382 CLAY STREET, NORTH SIDE BETWEEN WALNUT STREET AND PRESIDIO AVENUE, LOT 14 IN ASSESSOR'S BLOCK 997.

NOTE: THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO OCTOBER 9, 1980.

Passed motion to continue to October 9, 1980.
Vote 7-0

4:00 P.M.

13. CU80.207 - REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE FOR A MAJOR PARKING GARAGE AND A HELIPORT AT 95 HAWTHORNE STREET, LOTS 12 AND 56 IN ASSESSOR'S BLOCK 3735, IN A C-3-S (DOWNTOWN SERVICE) DISTRICT.

Passed motion to continue to November 6, 1980.
Vote 7-0

14. EE80.253 - APPEAL OF PRELIMINARY NEGATIVE DECLARATION FOR TWO 2-UNIT DWELLINGS AT 669 AND 675 RHODE ISLAND STREET, LOTS 5 AND 23 IN ASSESSOR'S BLOCK 4031; 2-STORIES-OVER-GARAGE, 1 PARKING SPACE PER UNIT, APPROXIMATELY 3,010 AND 3,580 SQUARE FEET BUILDINGS, REQUIRING BUILDING PERMIT APPLICATIONS NO. 8006397-8006398.

Appeal withdrawn. No Action required.

4:30 P.M.

15. DISCUSSION OF CONDOMINIUM CONVERSION ORDINANCE REVISIONS CONCERNING LIFETIME LEASES AND RENTAL HISTORY.

Passed motion approving modifications to proposed amendments to Subdivision Code. Modifications relate to eligibility for lifetime leases, rental history and notice to tenants.

Vote 6-0

Absent: Commissioner Dearman

Adjourned: 7:10 p.m.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
OCTOBER 9, 1980
ROOM 282, CITY HALL
1:30 P.M.

OCT 27 1980

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PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

ABSENT: None.

APPROVAL OF MINUTES

Approval of the Minutes of the Regular Meeting of September 11,
1980.

Approved unanimously.

1:30 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

Commissioner Starbuck asked that an environmental assessment
of zoning proposals for the downtown C-3 district be done to
determine what did not have to be covered in the focused
environmental impact report proposed for the C-3 district.

2:00 P.M.

2. EE80.267 - PUBLIC HEARING AND JOINT PUBLIC MEETING WITH THE
SAN FRANCISCO REDEVELOPMENT AGENCY ON THE DRAFT
ENVIRONMENTAL IMPACT REPORT/STATEMENT FOR THE PROPOSED
RINCON-POINT-SOUTH BEACH REDEVELOPMENT PLAN; AN URBAN
REVITALIZATION EFFORT INTENDED TO 1) REMOVE CONDITIONS
OF BLIGHT; 2) PROVIDE NEW HOUSING OPPORTUNITIES WITH
SPECIAL EMPHASIS ON LOW- AND MODERATE-INCOME HOUSING;
AND 3) PROVIDE ECONOMIC DEVELOPMENT OPPORTUNITIES FOR
THE CITIZENS OF THE CITY AND COUNTY OF SAN FRANCISCO.

Passed motion to close the Public Hearing. Vote 7-0

2:00 P.M. (Cont)

CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO SIGN A JOINT LEAD AGENCY AGREEMENT, ON BEHALF OF THE CITY PLANNING COMMISSION, BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO AND THE SAN FRANCISCO REDEVELOPMENT AGENCY, FOR THE RINCON-POINT-SOUTH BEACH ENVIRONMENTAL IMPACT REPORT/STATEMENT. (EE80.267)

Approved

Resolution No. 8744.

Vote 7-0

3:00 P.M.

3. CA80.8 - APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS TO 736 MONTGOMERY STREET (FORMER PLAYBOY CLUB) IN THE JACKSON SQUARE HISTORIC DISTRICT, LOT 16 IN ASSESSOR'S BLOCK 196.

Approved

Resolution No. 8745

Vote 7-0

4. PUBLIC HEARING AND CONSIDERATION FOR A RESOLUTION ENDORSING THE LOCAL COASTAL PROGRAM, PURSUANT TO THE COASTAL ACT OF 1976; AND PUBLIC HEARING ON THE WESTERN SHORELINE PLAN, AN AMENDMENT TO THE COMPREHENSIVE PLAN FOR THE CITY AND COUNTY OF SAN FRANCISCO.

Approved

Resolution No. 8746

Vote 7-0

5. CU80.228 - APPLICATION FOR CONDITIONAL USE AUTHORIZATION TO AMEND THE PREVIOUS AUTHORIZATION OF A PLANNED UNIT DEVELOPMENT (CU78.32) FOR THE OCEAN BEACH VILIAS PROJECT (FORMER PLAYLAND SITE), ASSESSOR'S BLOCKS 1595, 1692 AND A PORTION OF 1996.

Passed motion to continued to October 16, 1980.

Vote 7-0

3:30 P.M.

6. S80.1 - REQUEST TO ABOLISH A 22-FOOT LEGISLATED SET-BACK LINE AT 3382 AND 3388 CLAY STREET AND 250 WALNUT STREET, NORTH SIDE OF CLAY STREET BETWEEN WALNUT STREET AND PRESIDIO AVENUE, LOTS 14, 15 AND 16 IN ASSESSOR'S BLOCK 997.

Approved

Resolution No. 8747

Vote 7-0

5:30 P.M.

7. ZM80.18 - REQUEST FOR RECLASSIFICATION OF THE FORMER PORTOLA MIDDLE SCHOOL SITE AT 350 GIRARD STREET, BLOCK ALSO BOUNDED BY BURROWS, GOETTINGEN AND BACON STREETS, LOT 2 IN ASSESSOR'S BLOCK 5983, FROM A P (PUBLIC) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT. (CONTINUED FROM THE REGULAR MEETING OF AUGUST 28, 1980)

Approved

Resolution No. 8749

Vote 7-0

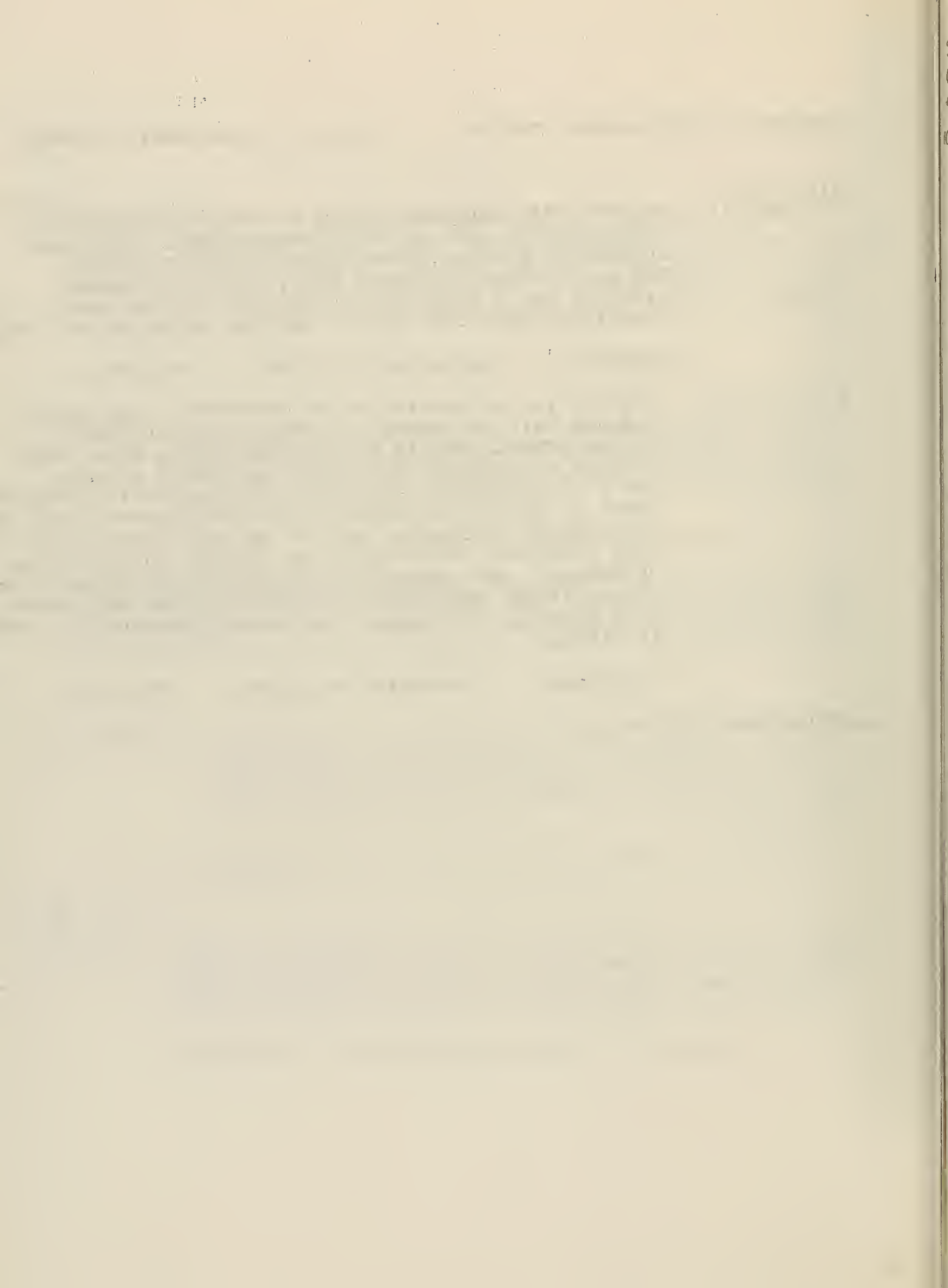
8. CU80.205 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER PORTOLA MIDDLE SCHOOL SITE AT 350 GIRARD STREET, BLOCK ALSO BOUNDED BY BURROWS, GOETTINGEN AND BACON STREETS, LOT 2 IN ASSESSOR'S BLOCK 5983, FOR UP TO 160 DWELLING UNITS IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING, WHICH PLANS MAY REQUIRE MODIFICATIONS OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RH-2 ZONING. (Continued from Regular Meeting of August 28, 1980)

Withdrawn

Resolution No. 8748

Vote 7-0

Adjourned: 7:10 p.m.



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SAN FRANCISCO
CITY PLANNING COMMISSION
MINUTES
OF THE
REGULAR MEETING
THURSDAY
OCTOBER 9, 1980
ROOM 282, CITY HALL
1:30 P.M.

The San Francisco, City Planning Commission met pursuant to notice Thursday, October 9, 1980, at 1:30 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice President; Susan J. Bierman, Norman Karasick, Eugene Kelleher, Yoshio Nakashima and Charles Starbuck, III, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by Milton Edelin, Deputy Director of Planning and Acting Director of Planning; Robert W. Passmore, Assistant Director of Planning; Alec Bash, Environmental Review Officer; Marie Zeller, Planner III; Mary Anne Miller, Planner III and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner. Evelyn Hsu represented the San Francisco Chronicle.

APPROVAL OF THE MINUTES

The Minutes of the Regular Meeting of September 11, 1980 were approved unanimously.

CURRENT MATTERS

- A. Director's Report
- B. Commissioners' Questions and Matters

Commissioner Starbuck asked that an environmental assessment of zoning proposals for the downtown C-3 district be done to determine what did not have to be covered in the focused environmental impact report proposed for the C-3 district.

CONSIDERATION OF RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO SIGN A JOINT LEAD AGENCY AGREEMENT, ON BEHALF OF THE CITY PLANNING COMMISSION, BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO AND THE SAN FRANCISCO REDEVELOPMENT AGENCY, FOR THE RINCON-POINT-SOUTH BEACH ENVIRONMENTAL IMPACT REPORT/STATEMENT. (EE80.267)

Following a vote, by members of the San Francisco Redevelopment Agency Commission, unanimously approving the Joint Lead Agency Agreement, Acting Director of Planning Milton Edelin noted that a draft resolution containing the following "Resolved" clause was before the Commission: THEREFORE BE IT RESOLVED, the City Planning Commission hereby authorizes the Director of Planning to execute the Joint Lead Agency Agreement with the San Francisco Redevelopment Agency for the Rincon Point/South Beach Environmental Impact Report/Statement.

Commissioner Nakashima moved approval of the draft resolution. The motion was seconded by Commissioner Dearman and passed unanimously as City Planning Commission Resolution No. 8744.

EE80.267 - PUBLIC HEARING AND JOINT PUBLIC MEETING WITH THE SAN FRANCISCO REDEVELOPMENT AGENCY ON THE DRAFT ENVIRONMENTAL IMPACT REPORT/STATEMENT FOR THE PROPOSED RINCON POINT-SOUTH BEACH REDEVELOPMENT PLAN; AN URBAN REVITALIZATION EFFORT INTENDED TO 1) REMOVE CONDITIONS OF BLIGHT; 2) PROVIDE NEW HOUSING OPPORTUNITIES WITH SPECIAL EMPHASIS ON LOW- AND MODERATE-INCOME HOUSING; AND 3) PROVIDE ECONOMIC DEVELOPMENT OPPORTUNITIES FOR THE CITIZENS OF THE CITY AND COUNTY OF SAN FRANCISCO.

Mr. Alec Bach represented the Office of Environmental Review of the Department of City Planning. Mr. Thomas Conrad represented the San Francisco Redevelopment Agency.

Following a discussion of the proposed Rincon Point-South Beach Redevelopment Plan and the content of the draft Environmental Impact Report (EIR), the Commission took Public testimony from the following persons:

1. Robert Spear, a resident at 1966 Eddy Street
2. Elaine Mundy, a South Park neighborhood resident
3. John Elberling, Tenants and Owners Development Corporation
4. Jean Kortum, Member, Landmarks Preservation Advisory Board

After Comments by each Commissioner, Commissioner Bierman moved that the public hearing be closed. The motion was seconded by Commissioner Nakashima and passed unanimously.

By unanimous vote, the Redevelopment Agency acted to close its public hearing on the draft Environmental Impact Statement.

NOTE: A CERTIFIED COURT REPORTER WAS PRESENT. AN OFFICIAL TRANSCRIPT HAS BEEN MADE AND IS AVAILABLE, FOR REFERENCE PURPOSES, IN THE FILES OF THE DEPARTMENT OF CITY PLANNING.

CA80.8 - APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS TO 736 MONTGOMERY STREET (FORMER PLAYBOY CLUB) IN THE JACKSON SQUARE HISTORIC DISTRICT, LOT 16 IN ASSESSOR'S BLOCK 196.

Material contained in the case report was summarized by Robert Passmore, Assistant Director of Planning. Mr. Passmore said that the staff recommendation was for approval with conditions and noted that a draft resolution was before the Commission.

Jack Webb, an architect, represented the project sponsor.

In the absence of testimony, Commissioner Starbuck moved approval of the draft resolution. The motion was seconded by Commissioner Bierman and passed unanimously as City Planning Commission Resolution No. 8745.

PUBLIC HEARING AND CONSIDERATION FOR A RESOLUTION ENDORSING THE LOCAL COASTAL PROGRAM, PURSUANT TO THE COASTAL ACT OF 1976; AND PUBLIC HEARING ON THE WESTERN SHORELINE PLAN, AN AMENDMENT TO THE COMPREHENSIVE PLAN FOR THE CITY AND COUNTY OF SAN FRANCISCO.

Introducing the subject, Marie Zeller, Planner III, announced that the Recreation and Park Commission had unanimously endorsed the Local Coastal Program as in conformity with Recreation and Park Commission Policies.

Following Ms. Zeller's introduction, the Commission took public testimony.

Harold Sellman, a Coastal Zone resident, said that single-family dwellings were predominant in the Coastal Zone and that zoning should preclude the introduction of multi-family buildings.

John Buchwald, a Coastal Zone resident, wondered if parking, in the scheme for a realigned Great Highway, would be adequate.

Elizabeth Trucca said that recreational open space was a critical need in the Coastal Zone.

Vivian Goodwin said that housing policy and law should be uniform throughout the City.

Marion Cowan, a Coastal Zone resident, said that a realigned Great Highway would not accomodate existing traffic volumes.

Adele Zegura said that an Equestrian trail should not be routed through the Sutro Heights Park.

Charlotte Elam representing the Richmond District Council, said that notice of the Local Coastal Program planning process had been inadequate.

Frederika Carmen said that the north bound lane, between Lincoln Way and Sloat Boulevard, of the realigned Great Highway might interfere with views from the West.

Elaine Grim, Co-chairperson of the Sunset Coalition, said that she hoped that adequate attention had been given to the future maintenance of proposed open space areas.

Doug Nadeau, representing the Golden Gate National Recreation Area, said that the proposed Equestrian trail should not be routed through the Sutro Heights Park.

At the conclusion of public testimony president Rosenblatt noted that a draft resolution, endorsing the Local Coastal Programs, was before the Commission.

Saying that she was sorry that the Local Coastal Program did not embody housing policy endorsed by the Coastal Commission, Commissioner Bierman moved approval of the draft resolution. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8746.

Because inadequate notice had not been given, Commissioner Bierman moved that the proposed Master Plan Amendment, the Western Shoreline Plan, be continued indefinitely. The motion was seconded by Commissioner Nakashima and passed unanimously.

CU80.228 - APPLICATION FOR CONDITIONAL USE AUTHORIZATION TO AMEND THE PREVIOUS AUTHORIZATION OF A PLANNED UNIT DEVELOPMENT (CU78.32) FOR THE OCEAN BEACH VILLAS PROJECT (FORMER PLAYLAND SITE), ASSESSOR'S BLOCKS 1595, 1692 AND A PORTION OF 1996.

President Rosenblatt noted that the project sponsor had requested a continuance for one week.

Commissioner Bierman moved that the matter be continued for one week. The motion was seconded by Commissioner Nakashima and passed unanimously.

S80.1 - REQUEST TO ABOLISH A 22-FOOT LEGISLATED SET-BACK LINE AT 3382 AND 3388 CLAY STREET AND 250 WALNUT STREET, NORTH SIDE OF CLAY STREET BETWEEN WALNUT STREET AND PRESIDIO AVENUE, LOTS 14, 15 AND 16 IN ASSESSOR'S BLOCK 997.

Mr. Passmore said that the staff recommendation was for approval.

In the absence of anyone wishing to testify, Commissioner Nakashima moved approval of the staff recommendation. The motion was seconded by Commissioner Dearman and passed unanimously as City Planning Commission Resolution No. 8747.

ZM80.18 - REQUEST FOR RECLASSIFICATION OF THE FORMER PORTOLA MIDDLE SCHOOL SITE AT 350 GIRARD STREET, BLOCK ALSO BOUNDED BY BURROWS, GOETTINGEN AND BACON STREETS, LOT 2 IN ASSESSOR'S BLOCK 5983, FROM A P (PUBLIC) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Mary Anne Miller, Planner III, noted that the School District had requested formally withdrawl of its Conditional Use application for a Planned Unit Development on the site. With respect to the School District's application for reclassification, she said that the district was now proposing a combination of RH-1, RH-1-S and RH-2 zoning. This would yield 110 units, she said.

She said that there seemed to be some neighborhood support for this proposal. Continuing, she noted that the Subdivision Code would require that at least 10% of the units be "set-aside" for low and moderate income occupancy.

Representing the San Francisco Unified School District (SFUSD), Phillip Calley noted that the SFUSD had reduced its proposed number of units from 163 to 110. For the School District this represents a reduction of \$128,000 in estimated annual income, he said.

Jeffery Milla, represented the Portola Advisory Committee. Mr. Milla said that the Committee could not recommend the proposal to the neighborhood because of the required "set-aside" of low and moderate income units.

We are not against subsidized housing, but we think that the Southeast sector has its fair share, he said.

Commission Bierman noted that the "set-aside" requirement was embodied in law and that the Commission had no discretion. The "set-aside" was required in major projects in the Northeast and the Southwest, she said.

Mr. Milla suggested that the Department had led the Portola Advisory Committee to believe that there was a way around the "set-aside" requirement. Robert Passmore, Assistant Director of Planning, disputed Mr. Milla's Assertion.

Ms. Miller said that the Mayor had suggested that the Department explore the possibility of not imposing the "set-aside" requirement.

Mr. Milla suggested that the issue could not be resolved at the Commission hearing and requested that the hearing be continued.

Commissioner Dearman noted that the number of subsidized units at issue was in fact a very small number.

Mr. Passmore said that the time for decision had come. He said that the staff recommended that the Commission accept the school Districts request to withdraw its conditional Use application. With respect to the application for reclassification of the site, we don't believe that the issues raised here are appropriate in this context, he said.

Therefore, we recommend, he said, approval of the proposal to reclassify the subject property to RH-1, RH-1-S, and RH-2 for a maximum of 110 dwelling units on 80 lots.

Commissioner Starbuck moved that the Commission accept the request for withdrawal of the Conditional Use Application. The motion was seconded by Commissioner Bierman and passed unanimously as City Planning Commission Resolution No. 8748.

Commissioner Dearman moved approval of the staff recommendation with respect to the zoning reclassification. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8749.

Commissioner Bierman said that clearly the Commission had voted for a zoning reclassification and for nothing beyond what the law provides for.

I believe that it is the Commission's wish that 10% would be the maximum number of units required to be "set-aside" pursuant to the requirements of the Subdivision Code, she said.

President Rosenblatt noted that under RH-1 there could be a maximum of 80 units and that the Subdivision Code would require an eight unit "set-aside". What we have approved then is an additional three units of low and moderate income housing, he said.

Adjourned: 7:10 p.m.

Respectfully submitted,

Lee Woods, Jr.
Administrative Secretary
City Planning Commission

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
OCTOBER 16, 1980
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

OCT 30 1980

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PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Rosenblatt and Starbuck

ABSENT: Commissioner Nakashima

1:30 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

Commissioner Starbuck asked and was told that the Department had not yet received the Commission's requested opinion from the City Attorney on a proposed list of "Structures of Merit".

Commissioner Starbuck requested a status report on the environmental assessment pursuant to the proposed "focused" Environmental Impact Report on proposed approaches to downtown zoning.

Commissioner Starbuck asked that the Department verify compliance of the Pacific Gateway project with approved plans.

2:00 P.M.

2. LM80.7 - CONSIDERATION OF THE CLAY STREET CENTER AT 965 CLAY STREET AND 940 POWELL STREET, LOTS 18 AND 24 IN ASSESSOR'S BLOCK 224, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 8750 Vote 5-0
Absent: Commissioners Bierman and Nakashima

OCTOBER 16, 1980

2:00 P.M. (Cont)

3. LM80.8 - CONSIDERATION OF THE JOHN McMULLEN HOUSE AT 827 GUERRERO STREET, LOT 76 IN ASSESSOR'S BLOCK 3608, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 8751 Vote 5-0
Absent: Commissioners Bierman and Nakashima

4. LM80.9 - CONSIDERATION OF THE SHARON BUILDING IN GOLDEN GATE PARK IN ASSESSOR'S BLOCK 1700, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 8752 Vote 4-1
Voting no: Commissioner Dearman
Absent: Commissioners Bierman and Nakashima

2:30 P.M.

5. CU80.228 - APPLICATION FOR CONDITIONAL USE AUTHORIZATION TO AMEND THE PREVIOUS AUTHORIZATION OF A PLANNED UNIT DEVELOPMENT (CU78.32) FOR THE OCEAN BEACH VILLAS PROJECT (FORMER PLAYLAND SITE), ASSESSOR'S BLOCKS 1595, 1692 AND A PORTION OF 1996.
(Continued from the Regular Meeting of October 9, 1980)

Approved Resolution No. 8753 Vote 5-0
Absent: Commissioners Bierman and Nakashima

3:00 P.M.

6. EE80.200 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR A SEVEN-STORY OFFICE BUILDING AT 868 FOLSOM STREET, LOT 24 IN ASSESSOR'S BLOCK 3733, DEMOLITION OF ONE STORY WITH MEZZANINE, 14,728 SQUARE-FOOT BUILDING AND CONSTRUCTION OF SEVEN-STORY, APPROXIMATELY 90,835 SQUARE-FOOT OFFICE/LIGHT INDUSTRIAL BUILDING, WITH NO OFF-STREET PARKING SPACES, REQUIRING VZ80.71.

Passed motion to continue to October 30, 1980
Vote 6-0
Absent: Commissioner Nakashima

4:00 P.M.

7. CU80.220 - REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE AT 4052-54-56 - 18TH STREET, NORTHWEST CORNER AT HARTFORD STREET, LOT 51 IN ASSESSOR'S BLOCK 3582, TO PERMIT A COMMERCIAL USE ABOVE THE GROUND FLOOR IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT. (CATEGORICALLY EXEMPT) (Continued from the Regular Meeting of October 2, 1980)

Disapproved Resolution No. 8754 Vote 5-1
Voting no: Commissioner Bierman
Absent: Commissioner Nakashima

4:30 P.M.

8. DR80.29 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8007179 FOR RENOVATION AND UPPER LEVEL COMMERCIAL CONVERSION OF EXISTING BUILDING AT 3020 FILLMORE STREET, WEST SIDE BETWEEN FILBERT AND UNION STREETS IN UNION STREET DISCRETIONARY REVIEW AREA.

Passed motion not to take Discretionary Review.
Vote 6-0

Absent: Commissioner Nakashima

9. DR80.29 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8007179 FOR RENOVATION AND UPPER LEVEL COMMERCIAL CONVERSION OF EXISTING BUILDING AT 3020 FILLMORE STREET, WEST SIDE BETWEEN FILBERT AND UNION STREETS IN UNION STREET DISCRETIONARY REVIEW AREA.

No Action required.

10. DR80.28 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8008318 FOR REMODELING OF EXISTING VACANT COMMERCIAL SPACE TO A TAKE-OUT BAKERY AT 2298 UNION STREET, NORTHEAST CORNER AT STEINER STREET IN UNION STREET DISCRETIONARY REVIEW AREA.

Passed motion to continue to October 23, 1980.
Vote 6-0

Absent: Commissioner Nakashima

4:30 P.M. (Cont)

11. DR80.28 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8008318 FOR REMODELING OF EXISTING VACANT COMMERCIAL SPACE TO A TAKE-OUT BAKERY AT 2298 UNION STREET, NORTHEAST CORNER AT STEINER STREET IN UNION STREET DISCRETIONARY REVIEW AREA.

No Action required.

5:00 P.M.

12. EXECUTIVE SESSION - TO CONFER WITH DEPUTY CITY ATTORNEY ON LITIGATION RELATED TO PLANNING MATTERS.

Passed motion to continue to October 17, 1980.

Vote 6-0

NOTE: AT OR BEFORE 6:00 P.M., THE COMMISSION WILL ADJOURN
AND RECONVENE ITS MEETING AT 7:30 P.M.

7:30 P.M.

13. ZM80.4 - REQUEST FOR RECLASSIFICATION OF THE FORMER FARRAGUT SCHOOL SITE AT 625 HOLLOWAY AVENUE, SOUTH SIDE, INCLUDING FRONTAGE ON FAXON AND CAPITOL AVENUE, LOT 1 IN ASSESSOR'S BLOCK 6985, FROM A P (PUBLIC) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of September 25, 1980)

Approved/RH-1 Resolution No. 8755 Vote 6-0
Absent: Commissioner Nakashima

14. CU80.206 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER FARRAGUT SCHOOL SITE, 625 HOLLOWAY AVENUE, SOUTH SIDE, INCLUDING FRONTAGE ON FAXON AND CAPITOL AVENUES, LOT 1 IN ASSESSOR'S BLOCK 6985, FOR UP TO 54 DWELLING UNITS, IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING WHICH PLANS MAY REQUIRE MODIFICATIONS OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RH-2 ZONING. (ZM80.4)
(Continued from the Regular Meeting of September 25, 1980)

Approved Resolution No. 8756 Vote 5-1
Voting no: Commissioner Karasick
Absent: Commissioner Nakashima

Adjourned: 10:15 p.m.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
OCTOBER 23, 1980
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

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PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

ABSENT: None.

1:30 P.M.

1. A. Director's Report

Rai Okamoto, Director of Planning, noted that in the press there had been a recent flurry of reports on developments proposed for the downtown. We have knowledge of all these proposals and developers know that, into our analyses, we are incorporating ideas, concepts and thoughts developed in possible approaches to the downtown.

Robert Passmore, Assistant Director of Planning, told the Commission that a subdivision referral for the Ocean Beach Villas project had been received from the Department of Public Works. Insofar as the concept of "Condominium" as opposed to "rental" was implicit in the reclassification and Conditional Use applications, we would proposed that the formal subdivision application be approved administratively.

Commissioner Nakashima moved that the Department be permitted to act administratively on the formal subdivision application for the Ocean Beach Villas project. The motion was seconded by Commissioner Bierman and passed unanimously.

With respect to the processing of Conditional Use applications from Non-Conforming Uses (NCU) seeking to continue operations beyond the Code required termination date, Robert Passmore, Zoning Administrator, asked that he be delegated the authority to hear these applications. In the absence of opposition each would be put on a "consent" calendar for your consideration, he said.

Commissioner Dearman moved that the Commission adopt the procedure outlined by Mr. Passmore. The motion was seconded by Commissioner Bierman and passed unanimously.

1:30 P.M. (Cont)

1. A. Director's Report

With respect to Supervisor Kopp's proposal to amend Section 176 of the City Planning Code, Robert Passmore, Zoning Administrator said that he would meet with the supervisor to determine if the proposed language was consistent with the Supervisor's intent. President Rosenblatt noted that the proposal would severely restrict the Department's ability to enforce provisions of the Planning Code. Mr. Passmore said that he would report to the Commission on the outcome of his meeting with the Supervisor.

B. Commissioners' Questions and Matters

2:00 P.M.

2. DR80.5 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7901673 FOR THE PROPOSED 315 HOWARD OFFICE BUILDING, 24-STORY, 320-FOOT OFFICE TOWER WITH 389,600 GROSS SQUARE FEET.

(Continued from the Regular Meeting of August 21, 1980)

Passed motion to continued to November 13, 1980.

Vote 7-0

2:30 P.M.

3. CU80.201 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 724 TO 736 PACIFIC AVENUE, NORTH SIDE BETWEEN STOCKTON STREET AND GRANT AVENUE, LOT 40 IN ASSESSOR'S BLOCK 161, FOR AN OFF-STREET PARKING FACILITY FOR APPROXIMATELY 39 SPACES IN THE WASHINGTON/BROADWAY SPECIAL USE DISTRICT NO. 1 FOR THE MIRIWA CENTER, A MIXED USE DEVELOPMENT CONSISTING OF RETAIL, RESTAURANT AND OFFICE SPACE, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

NOTE: COMPANION CASE FOR OFF-STREET LOADING VARIANCE (VZ80.127) WILL BE CONSIDERED BY THE ZONING ADMINISTRATOR ON OCTOBER 22, 1980.

Passed motion to continue to November 13, 1980.

Vote 6-0

Absent: Commissioner Dearman.

2:30 P.M. (Cont)

4. SU80.4 - REQUEST FOR AUTHORIZATION OF A SPECIAL USE AT 3913 - 24TH STREET, LOT 39 IN ASSESSOR'S BLOCK 6508, TO PERMIT A RESTAURANT IN THE 24TH STREET-NOE VALLEY SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of September 18, 1980)

Approved Resolution No. 8757 Vote 6-0
Absent: Commissioner Dearman.

3:00 P.M.

5. EE80.288 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR A ZONING RECLASSIFICATION; SITE BOUNDED BY COLUMBUS AVENUE, WASHINGTON, KEARNY AND JACKSON STREETS, LOTS 4 THROUGH 16, IN ASSESSOR'S BLOCK 195, CONSIDERATION OF RECLASSIFICATION REQUEST TO REZONE FROM C-2 TO RC-4 DISTRICT TO PRESERVE AND PROTECT THE RESIDENTIAL CHARACTER OF THE SITE BY REQUIRING HOUSING IN THE DEVELOPMENT OF THE SITE.

Passed motion to continue to November 20, 1980.
Vote 7-0

3:30 P.M.

6. DR80.28 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8008318 FOR REMODELING OF EXISTING VACANT COMMERCIAL SPACE TO A TAKE-OUT BAKERY AT 2298 UNION STREET, NORTHEAST CORNER AT STEINER STREET IN UNION STREET DISCRETIONARY REVIEW AREA.
(Continued from the Regular Meeting of October 16, 1980)

Passed motion to take Discretionary Review. Vote 6-0
Absent: Commissioner Dearman.

7. DR80.28 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8008318 FOR REMODELING OF EXISTING VACANT COMMERCIAL SPACE TO A TAKE-OUT BAKERY AT 2298 UNION STREET, NORTHEAST CORNER AT STEINER STREET IN UNION STREET DISCRETIONARY REVIEW AREA.
(Continued from the Regular Meeting of October 16, 1980)

Approved Resolution No. 8758 Vote 5-1
Voting no: Commissioner Starbuck.
Absent: Commissioner Dearman.

3:30 P.M. (Cont)

8. R80.33 - ACQUISITION OF OPEN SPACE AT 6TH AND FOLSOM STREETS, LOTS 10, 11 AND 12 IN ASSESSOR'S BLOCK 3731, (RECREATION AND OPEN SPACE ELEMENT OF MASTER PLAN AMENDED MARCH 20, 1979, TO INCLUDE THIS SITE).

Item erroneously calendared. No Action required.

9. R80.20 - SIDEWALK CORNER BULBS ON WEST PORTAL BETWEEN 15TH AVENUE AND ULLOA STREETS (BOARD OF SUPERVISORS APPROVED UNDER RESOLUTION NO. 159-78 ON MARCH 6, 1978).

Item erroneously calendared. No Action required.

10. CONSIDERATION OF A RESOLUTION OF INTENT TO INITIATE RECLASSIFICATION OF PROPERTY AT 2500-98 GEARY BOULEVARD AND 934 PRESIDIO AVENUE, NORTH SIDE OF GEARY BOULEVARD BETWEEN LYON STREET AND PRESIDIO AVENUE, LOTS 7, 8, 9, 11, 26 AND 27 IN ASSESSOR'S BLOCK 1082, FROM C-2 (COMMUNITY BUSINESS) AND RH-3 (HOUSE, THREE-FAMILY) DISTRICTS TO AN RC-2 (RESIDENTIAL-COMMERCIAL COMBINED, MEDIUM DENSITY) OR AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.

Approved Resolution No. 8759

Vote 6-0

Absent: Commissioner Dearman.

Adjourned: 6:40 P.M.

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SAN FRANCISCO
CITY PLANNING COMMISSION
MINUTES
OF THE
REGULAR MEETING
HELD
OCTOBER 23, 1980
ROOM 282, CITY HALL
1:30 P.M.

SAN FRANCISCO
PUBLIC LIBRARY

The San Francisco City Planning Commission met pursuant to notice on Thursday, October 23, 1980, at 1:30 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice President; Susan J. Bierman, Norman Karasick Eugene Kelleher, Yoshio Nakashima and Charles Starbuck, II, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert W. Passmore, Assistant Director of Planning; Susanne Smith, Planner II and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner, and Evelyn Hsu represented the San Francisco Chronicle.

CURRENT MATTERS

A. Director's Report and Commissioners' Questions and Matters

Rai Okamoto, Director of Planning, noted that in the press there had been a recent flurry of reports on developments proposed for the downtown. We have knowledge of all these proposals and developers know that, into our analyses, we are incorporating ideas, concepts and thoughts developed in possible approaches to the downtown.

Robert Passmore, Assistant Director of Planning, told the Commission that a subdivision referral for the Ocean Beach Villas project had been received from the Department of Public Works. Insofar as the concept of "Condominium" as opposed to "rental" was implicit in the reclassification and Conditional Use applications, we would proposed that the formal subdivision application be approved administratively.

Commissioner Nakashima moved that the Department be permitted to act administratively on formal subdivision application for the Ocean Beach Villas project. The motion was seconded by Commissioner Bierman and passed unanimously.

With respect to the processing of Conditional Use applications from Non-Conforming Uses (NCU) seeking to continue operations beyond the Code required termination date, Robert Passmore, Zoning Administration, asked that he be delegated the authority to hear these applications. In the absence of opposition, each would be put on a "consent" calendar for your consideration, he said.

Commissioner Dearman moved that the Commission adopt the procedure outlined by Mr. Passmore. The motion was seconded by Commissioner Bierman and passed unanimously.

With respect to Supervisor Kopp's proposal to amend Section 176 of the City Planning Code, Robert Passmore, Zoning Administrator, said that he would meet with the Supervisor to determine if the proposed language was consistent with the Supervisor's intent. President Rosenblatt noted that the proposal would severely restrict the Department's ability to enforce provisions of the Planning Code. Mr. Passmore said that he would report to the Commission on the outcome of his meeting with the Supervisor.

DR80.5 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION
NO. 7901673 FOR PROPOSED 315 HOWARD STREET OFFICE
BUILDING, 24-STORY, 320-FOOT OFFICE TOWER WITH
389,600 GROSS SQUARE FEET.

(Continued from the Regular Meeting of August 21, 1980)

Robert Passmore, Assistant Director of Planning, noted that the hearing had been continued because the Commission had expressed concern related to aspects of the building's proposed design and to the application of the bonus provisions of the City Planning Code. The purpose of this meeting, he said, is to provide the Commission with a status report on the progress of the proposal and to seek, if necessary, further direction from the Commission. It would be our intent to return at a later date, with a final resolution.

Malcolm Blake represented the project sponsor, the Continental Development Corporation. Mr. Blake noted that the proposed structure would rise to a height of 301' feet, would include 21 stories and would include 297,114 gross square feet of floor area.

Steve Thompson and Hal Edelstein represented the project architect, Gensler and Associates.

Offering public testimony, Sue Hestor, a resident of San Francisco, commented on the proposed project.

After brief comments and remarks by members of the Commission, Robert Passmore, Assistant Director of Planning, recommended that the matter be continued to November 13, 1980.

Commissioner Dearman moved that the matter be continued to November 13, 1980. The motion was seconded by Commissioner Nakashima and passed unanimously.

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

EE80.288 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR A ZONING RECLASSIFICATION; SITE BOUNDED BY COLUMBUS AVENUE, WASHINGTON, KEARNY AND JACKSON STREETS, LOTS 4 THROUGH 16, IN ASSESSOR'S BLOCK 195, CONSIDERATION OF RECLASSIFICATION REQUEST TO REZONE FROM C-2 TO RC-4 DISTRICT TO PRESERVE AND PROTECT THE RESIDENTIAL CHARACTER OF THE SITE BY REQUIRING HOUSING IN THE DEVELOPMENT OF THE SITE.

President Rosenblatt noted that the appellant had requested that this matter be continued to November 20, 1980. In the absence of objection, Commissioner Bierman moved that the matter be continued to November 20, 1980. The motion was seconded by Commissioner Dearman and passed unanimously.

With respect to item Nos. 8 (R80.33) and 9 (R80.20), President Rosenblatt noted that they had been calendered erroneously and that no Commission action was required. Then, the Commission returned to item No. 3 (CU80.201).

CU80.201 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 724 TO 736 PACIFIC AVENUE, NORTH SIDE BETWEEN STOCKTON STREET AND GRANT AVENUE, LOT 40 IN ASSESSOR'S BLOCK 161, FOR AN OFF-STREET PARKING FACILITY FOR APPROXIMATELY 39 SPACES IN THE WASHINGTON/BROADWAY SPECIAL USE DISTRICT NO. 1, FOR THE MIRIWA CENTER, A MIXED USE DEVELOPMENT CONSISTING OF RETAIL, RESTAURANT AND OFFICE SPACE, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

NOTE: COMPANION CASE FOR OFF-STREET LOADING VARIANCE (VZ80.127) WILL BE CONSIDERED BY THE ZONING ADMINISTRATOR ON OCTOBER 22, 1980.

A case report had been prepared. It's content was summarized by Susanne Smith, Planner II.

Dave Paoli, the project architect, described the proposed project.

Gordon Chin, representing the Chinatown Neighborhood Improvement Resource Center, asked that the Conditional Use be postponed and that the Commission consider using its power of Discretionary Review at a later date. Mr. Chin said that his organization would prefer to see housing on the site. Savings and Loans have expressed interest in the development of moderately price condos on the site, he said. Also, he said that he wished to see explored the possibility of including community meeting space in any development on the site.

Robert Passmore, Assistant Director of Planning, noted that Mr. Chin's group had been given three months notice of the pending application and that the Department had not been made aware of the interest in housing on the site.

With respect to urban design, Rai Okamoto, Director of Planning, said that the staff had some questions about the facade in terms of pedestrian access and the appearance of the upper floors in relation to the Ping Yuen building across the street.

President Rosenblatt expressed concern about access from Pacific Avenue and said that access was problematic if the site was being overloaded.

Robert Passmore, Assistant Director of Planning, noted that there was a draft resolution before the Commission. Responding to President Rosenblatt's concern he noted further that, as a condition of approval, the Department was recommending that access to the project be from Broadway Street.

Mr. Paoli testified that there was the future possibility that access would be precluded from Broadway Street and that therefore access from Pacific Avenue should be retained in the proposal.

President Rosenblatt suggested that it might be appropriate for the applicant to rethink the project. Consider, he said, the conflicts between what you have preposed and the conditions contained in the draft resolution.

Commissioners Bierman expressed the desire that the housing issue be explored a little further.

The project sponsors were present and said that for years they had attempted to develop housing on the site. It is just not feasible, they said.

Commissioner Starbuck commented by saying that the site was being overloaded. It will disrupt all modes of circulation in the area, he said.

Commissioner Bierman moved that the matter be continued to November 13, 1980.

The motion was seconded by Commissioner Nakashima and passed unanimously. Commissioner Dearman had left the meeting at approximately 5:15 p.m.

SU80.4 - REQUEST FOR AUTHORIZATION OF A SPECIAL USE AT 3913 - 24TH STREET, LOT 39 IN ASSESSOR'S BLOCK 6508, TO PERMIT A RESTAURANT IN THE 24TH STREET-NOE VALLEY SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of September 18, 1980)

Robert Passmore, Assistant Director of Planning, noted that the matter had been continued from an earlier meeting and that the Friends of Noe Valley, although not supporting the proposal were no longer in opposition. He indicated that a draft resolution for approval was before the Commission.

Commissioner Karasick moved approval of the draft resolution. The motion was seconded by Commissioner Kelleher and passed unanimously as City Planning Commission Resolution No. 8757. Absent: Commissioner Dearman.

DR80.28 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8008318 FOR REMODELING OF EXISTING VACANT COMMERCIAL SPACE TO A TAKE-OUT BAKERY AT 2298 UNION STREET, NORTHEAST CORNER AT STEINER STREET IN UNION STREET DISCRETIONARY REVIEW AREA.
(Continued from the Regular Meeting of October 16, 1980)

Pete Gherini, representing the project sponsor, said that, in response to the Commissions request, he had met with representation of the neighborhood. He said that he had agreed to the following conditions under which the proposed bakery would operate:

1. To mitigate parking problems, truck and delivery/pickup noise and congestion: The yellow zone will be at the front, on Union, rather than on Steiner, as had been proposed.
2. To obviate future noise and congestion problems, it was agreed that the bakery would continue, as planned to be only a retail facility, with no regional wholesale or other outlets off the premises.
3. The service door will be moved from the rear of the building on the Steiner Street side, as far forward as possible without interfering with the retail area, suggested not less than 50 feet from the front, on Union Street.
4. Garbage will be removed from the newly located service door, on the side, with garbage truck parking at the front, on Union, in the yellow zone designated for that purpose. Garbage pickup expected daily.
5. Vents and fans for cooling, etc. will not be located on the rear or Steiner Street side. Vents and fans will be toward the front.
6. Fire hazards will be mitigated by employing the recommendations of the Fire Marshal.
7. Every effort will be made to beautify the location, including trees and an attractive sidewalk refuse container.

Mrs. Janet Wentworth and Mr. Bill Turner, residents of the neighborhood, were present.

Robert Passmore, Assistant Director of Planning, said that in order to impose the conditions to which Mr. Gherini had agreed, the Commission would have to exercise its power of Discretionary Review.

Commissioner Nakashima moved that the Commission take Discretionary Review. The motion was seconded by Commissioner Bierman and passed Unanimously.

DR80.28 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8008318 FOR REMODELING OF EXISTING VACANT COMMERCIAL SPACE TO A TAKE-OUT BAKERY AT 2298 UNION STREET, NORTHEAST CORNER AT STEINER STREET IN UNION STREET DISCRETIONARY REVIEW AREA.
(Continued from the Regular Meeting of October 16, 1980)

Mr. Passmore said that the staff recommendation was for approval with the conditions to which Mr. Gherini had agreed and a condition requiring the project sponsor to adopt noise attenuation methods approved by the Department of City Planning.

Commissioner Bierman moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima and passed by a vote of 5-1 as City Planning Commission Resolution No. 8758. Voting no: Commissioner Starbuck. Absent: Commissioner Dearman.

Commissioner Starbuck explained that possible traffic and transit conflicts were the basis of his vote.

3:30 P.M. - ADDENDUM

CONSIDERATION OF A RESOLUTION OF INTENT TO INITIATE RECLASSIFICATION OF PROPERTY AT 2500-98 GEARY BOULEVARD AND 934 PRESIDIO AVENUE, NORTH SIDE OF GEARY BOULEVARD BETWEEN LYON STREET AND PRESIDIO AVENUE, LOTS 7, 8, 9, 11, 26 AND 27 IN ASSESSOR'S BLOCK 1082, FROM C-2 (COMMUNITY BUSINESS) AND RH-3 (HOUSE, THREE-FAMILY) DISTRICTS TO AN RC-2 (RESIDENTIAL-COMMERCIAL COMBINED, MEDIUM DENSITY) OR AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.

Robert Passmore, Assistant Director of Planning, indicated that this was the resolution which the Commission had earlier requested.

Commissioner Bierman moved approval of the draft resolution. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8759. Absent: Commissioner Dearman.

Adjourned: 6:20 p.m.

Respectfully submitted,

Lee Woods, Jr.
Administrative Secretary
City Planning Commission

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY AND MINUTES
OF THE
REGULAR MEETING
HELD
THURSDAY
OCTOBER 30, 1980
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENT # 1007
OCT 31 1980
SAN FRANCISCO
CITY HALL

The San Francisco City Planning Commission met pursuant to notice on Thursday, October 30, 1980, at 1:30 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice President; Susan J. Bierman, Eugene Kelleher, Norman Karasick, Yoshio Nakashima and Charles Starbuck III, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert Passmore, Assistant Director of Planning; Alec Bash, Environmental Review Officer; Paul Rosetter, Planner III; and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner.

APPROVAL OF THE MINUTES

The Minutes of the Regular Meeting of October 9, 1980 were approved unanimously.

CURRENT MATTERS

A. Director's Report

In the context of review of development proposed for the downtown, the Director of Planning, Rai Okamoto, said that questions, related to Master Plan policy for the provision of parking in the downtown core had arisen. The Master Plan calls for short-term parking in the core area, he said. For us, it is a question of the type and character of parking to be allowed in the core. It is not a question of parking versus no parking, he said.

B. Commissioners' Questions and Matters

President Rosenblatt said that the availability of Urban Development Action Grant (UDAG) funds would be a critical element in the Commission's consideration of the proposed Hilton, Ramada and Holiday Inn hotels. He suggested that public hearings on the proposed hotels should occur subsequent to U.S. Department of Housing and Urban Development (HUD) action on the UDAG grant application.

EE80.196 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THREE 2-UNIT BUILDINGS AT THE NORTHWEST CORNER OF CASTRO AND DUNCAN STREETS REQUIRING BUILDING PERMIT APPLICATION NOS. 8002886, 8002886A and 8002886B, LOTS 10 AND 12 IN ASSESSOR'S BLOCK 6589, CONSTRUCTION OF THREE 2-UNIT DWELLINGS, EACH HAVING 4 FLOORS AND MEZZANINE TOTALING FROM 3,000 SQUARE FEET TO 3,870 SQUARE FEET OF LIVEABLE FLOOR AREA PLUS 2 PARKING SPACES.

DR80.19 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8002886, 8002886A AND 8002886B FOR THREE 2-UNIT DWELLINGS; NORTHWEST CORNER OF CASTRO AND DUNCAN STREETS, LOTS 10 AND 12 IN ASSESSOR'S BLOCK 6589, CONSTRUCTION OF THREE 2-UNIT DWELLINGS, EACH HAVING 4 FLOORS AND MEZZANINE TOTALING FROM 3,000 SQUARE FEET TO 3,870 SQUARE FEET OF LIVEABLE FLOOR AREA PLUS 2 PARKING SPACES.

With respect to these items, President Rosenblatt noted that there had been insufficient notice of the "Appeal" hearing, that appellants had requested continuance for that reason and that the Commission intended to continue these matters.

In the absence of objection, Commissioner Dearman moved that these matters be continued to November 13, 1980. The motion was seconded by Commissioner Nakashima and passed unanimously.

EE80.200 - APPEAL OF PRELIMINARY NEGATIVE DECLARATION FOR A SEVEN-STORY OFFICE BUILDING AT 868 FOLSOM STREET, LOT 24 IN ASSESSOR'S BLOCK 3733, DEMOLITION OF ONE STORY WITH MEZZANINE, 14,728 SQUARE-FOOT BUILDING AND CONSTRUCTION OF SEVEN-STORY, APPROXIMATELY 90,835 SQUARE-FOOT OFFICE/LIGHT INDUSTRIAL BUILDING WITH NO OFF-STREET PARKING SPACES, REQUIRING VZ80.71.
(Continued from the Regular Meeting of October 16, 1980)

SUMMARY AND MINUTES OF THE REGULAR MEETING

OCTOBER 30, 1980

The project sponsor had requested a continuance of this matter. Commissioner Bierman moved that it be continued to December 4, 1980. The motion was seconded by Commissioner Nakashima and passed unanimously.

R80.32 - DRILL TRACK REALIGNMENT TO SERVE PIERS 94-96, INVOLVING RAILROAD SPUR TRACK ON PORTIONS OF PIER 88 BETWEEN RANKIN AVENUE AND CARGO WAY; RANKIN AVENUE BETWEEN EVANS AVENUE AND ISLAIS CREEK CHANNEL; AND ARTHUR AVENUE, NORTHWEST OF THIRD STREET (EE80.146).

In the absence of persons wishing to testify on this matter, President Rosenblatt noted that he and other Commissioners had toured the site and were familiar with the proposal. Also, he noted that the Department had prepared a memorandum recommending that the Director be authorized to report that the matter was in conformity with the Master Plan.

With respect to the Director's Memorandum, President Rosenblatt said that the Port was proposing to provide and maintain public access totaling approximately 41,000 square feet. He expressed concern that approval of a specific figure might constrain the Bay Conservation and Development Commission (BCDC) Design Review Committee in its review of the proposal.

Alec Bash, Environmental Review Officer, assured President Rosenblatt that the Department's approval would be phrased in such a manner that it would not constrain BCDC.

Commissioner Bierman moved that the Director be authorized to report that the Matter was in Conformity with the Master Plan. The motion was seconded by Commissioner Dearman and passed unanimously.

Commissioners' Questions and Matters Continued.

With respect to a proposed take-out bakery at 2298 Union Street, the Commission approved unanimously the formal language contained in City Planning Commission Resolution No. 8758.

SUMMARY AND MINUTES OF THE REGULAR MEETING

OCTOBER 30, 1980

With respect to an earlier question from Commission Starbuck, Robert Passmore, Assistant Director of Planning, said that he had spoken with the project architect for the proposed Pacific Gateway Office Tower. I have been assured, he said, that construction is proceeding in compliance with plans approved by the Commission.

Adjourned: 3:15 p.m.

Respectfully submitted,

Lee Woods, Jr.
Administrative Secretary
City Planning Commission

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
NOVEMBER 6, 1980
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

DEC 16 1980

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

ABSENT: None.

APPROVAL OF MINUTES

Approval of Minutes of the Regular meeting of October 30, 1980.

Approved unanimously. Vote 7-0

1:30 P.M.

1. A. Director's Report

2855 DIAMOND STREET, LOT 60 IN ASSESSOR'S BLOCK 6745; PROPOSED
CONTINENTAL SAVINGS & LOAN BUILDING; PROPOSAL TO USE BART
PARKING FACILITY TO SATISFY CITY PLANNING CODE OFF-STREET
PARKING REQUIREMENT.

Passed motion of intent to approve. Vote 7-0

B. Commissioners' Questions and Matters

2:00 P.M.

2. EE79.257 - PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE PROPOSED SAN FRANCISCO HILTON HOTEL TOWER
NO. 2; SOUTHEAST CORNER OF O'FARRELL AND TAYLOR STREETS
ON LOT 27 IN ASSESSOR'S BLOCK 325; A 410-ROOM TOWER IN
A 27-STORY, 318,900 GROSS SQUARE FOOT, 320-FOOT HIGH
BUILDING ADJACENT TO THE EXISTING SAN FRANCISCO HILTON
HOTEL AND TOWER, REQUIRING CONDITIONAL USE AUTHORIZATION

Passed motion to close public hearing. Vote 7-0

3. EE80.171 - PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE PROPOSED HOTEL RAMADA OF SAN FRANCISCO; AREA
GENERALLY BOUNDED BY FIFTH STREET NORTH, EDDY, MASON

2:00 P.M. (Cont)

3. EE80.171 - AND ELLIS STREETS, LOTS 11, 12, 15, 16, 17, 18 AND 25 IN ASSESSOR'S BLOCK 300; A 1,000-ROOM HOTEL IN A 32-STORY, 611,400 GROSS SQUARE FOOT, 320-FOOT HIGH BUILDING; REQUIRING CONDITIONAL USE AUTHORIZATION."

Passed motion to close public hearing. Vote 7-0

3:00 P.M.

4. ZM79.54 - RECLASSIFICATION OF PROPERTY AT 1903 - 23RD STREET, SOUTHWEST CORNER AT WISCONSIN STREET, LOT 53 IN ASSESSOR'S BLOCK 4219, FROM AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT TO AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED-LOW DENSITY) DISTRICT.

Approved Resolution No. 8761 Vote 6-0
Absent: Commissioner Dearman

5. ZM80.29 - RECLASSIFICATION OF PROPERTY AT 4050 - 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 14 IN ASSESSOR'S BLOCK 2623, FROM AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT TO AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT. (EE79.452)

Disapproved Resolution No. 8762 Vote 5-1
Voting no: Commissioner Karasick
Absent: Commissioner Dearman

3:30 P.M.

6. CU80.207 - REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE FOR A MAJOR PARKING GARAGE AND A HELIPORT AT 95 HAWTHORNE STREET, LOTS 12 AND 56 IN ASSESSOR'S BLOCK 3735, IN A C-3-S (DOWNTOWN SERVICE) DISTRICT.
(Continued from the Regular Meeting of October 2, 1980) (EE80.215)

San Francisco Redevelopment Agency (SFRA) Jurisdiction precludes Commission review of this matter. Passed motion instructing staff to send letter to SFRA suggesting possible conditions of approval.

7. CU80.221 - A CONDITIONAL USE AT 112 LANDERS STREET, WEST SIDE BETWEEN 15TH AND 16TH STREETS, LOT 56 IN ASSESSOR'S BLOCK 3557, TO PERMIT SEVEN DWELLING UNITS ON A LOT 7,362 SQUARE FEET IN AREA IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT. (EE80.254)

Approved Resolution No. 8763 Vote 6-0
Absent: Commissioner Dearman

3:30 P.M. (cont)

8. EE80.273 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR A 12-UNIT APARTMENT BUILDING; 1300 SACRAMENTO STREET LOT 8 IN ASSESSOR'S BLOCK 220, DEMOLITION OF A 4-STORY, 22-UNIT APARTMENT BUILDING, AND CONSTRUCTION OF A 13-STORY, 12-UNIT APARTMENT BUILDING, APPROXIMATELY 49,270 SQUARE FEET, INCLUDING 14 PARKING SPACES, REQUIRING CONDITIONAL USE. (CU80.224)

Passed motion to continue indefinitely. Vote 6-0
Absent: Commissioner Dearman

9. CU80.224 - A CONDITIONAL USE AT 1300 SACRAMENTO STREET, NORTHWEST CORNER AT JONES STREET, LOT 8 IN ASSESSOR'S BLOCK 220, TO PERMIT A STRUCTURE 148 FEET IN HEIGHT AND CONTAINING 12 DWELLING UNITS, IN AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT AND A 160-A HEIGHT AND BULK DISTRICT. (EE80.273)

Disapproved Resolution No. 8764 Vote 6-0
Absent: Commissioner Dearman

4:00 P.M.

10. EE80.269 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR A 17-UNIT CONDOMINIUM; 1400 JONES STREET, LOT 11 IN ASSESSOR'S BLOCK 189, DEMOLITION OF A 3-STORY WOOD FRAME BUILDING AND CONSTRUCTION OF A 9-STORY (6 ABOVE ENTRY LEVEL AND 3 BELOW) CONDOMINIUM BUILDING, APPROXIMATELY 30,150 SQUARE FEET, WITH 17 PARKING SPACES.
NOTE: THE APPELLANT HAS REQUESTED THAT THIS MATTER BE CONTINUED TO A LATER DATE.

Passed motion to continue to December 4, 1980.
Vote 6-0

11. CU80.229 - A CONDITIONAL USE AT 504-06 OAK STREET, A THROUGH LOT TO HICKORY STREET, NORTH SIDE BETWEEN BUCHANAN AND WEBSTER STREETS, LOT 7 IN ASSESSOR'S BLOCK 829, TO PERMIT A RESIDENTIAL CARE FACILITY FOR UP TO TEN ADULTS IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT. (Exempt)

Approved Resolution No. 8766 Vote 6-0
Absent: Commissioner Dearman

NOVEMBER 6, 1980

4:00 P.M. (Cont)

12. CU80.230 - A CONDITIONAL USE AT 3622-24 SACRAMENTO STREET, NORTH SIDE BETWEEN LOCUST AND SPRUCE STREETS, LOT 7 IN ASSESSOR'S BLOCK 1011, IN CONNECTION WITH CONVERSION OF THE EXISTING BUILDING TO PERMIT MEDICAL OFFICES ABOVE THE GROUND STORY IN THE SACRAMENTO STREET SPECIAL USE DISTRICT AND AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT. (Exempt)

Disapproved Resolution No. 8767 Vote 6-0
Absent: Commissioner Dearman

4:30 P.M.

13. SU80.6 - SPECIAL USE AT 2891 - 24TH STREET, LOT 30 IN ASSESSOR'S BLOCK 4268, TO PERMIT A RESTAURANT IN THE 24TH STREET/MISSION SPECIAL USE DISTRICT.

Approved Resolution No. 8765 Vote 6-0
Absent: Commissioner Dearman

Adjourned: 10:20 p.m.

SF
C55
#21
11/13/80

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
NOVEMBER 13, 1980
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

DEC 16 1980

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

ABSENT: None.

1:30 P.M.

1. A. Director's Report

1. 2855 DIAMOND STREET, LOT 60 IN ASSESSOR'S BLOCK 6745;
PROPOSED CONTINENTAL SAVINGS & LOAN BUILDING; CONSIDERA-
TION OF A RESOLUTION APPROVING A PROPOSAL TO USE PART
PARKING FACILITY TO SATISFY CITY PLANNING CODE OFF-STREET
PARKING REQUIREMENT.

Passed motion to continue to November 20, 1980.
Vote 7-0

2. REVIEW OF PRELIMINARY PLANS FOR EXPANSION OF BANK OF
AMERICA, PARKSIDE BRANCH, 1007 TARAVEL.

Informational - No Action required.

B. Commissioners' Questions and Matters

2:00 P.M.

2. RS80.230 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 2666 PINE
STREET, NORTH SIDE BETWEEN DIVISADERO AND SCOTT
STREETS, LOT 5 IN ASSESSOR'S BLOCK 1027, FOR 6-UNIT
CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution 8768 Vote 4-3
Voting no: Commissioners Bierman, Dearman and Starbuck

2:30 P.M.

3. CM80.1 - CONSIDERATION OF STRUCTURE OF MERIT LISTING FOR 202 GREEN
STREET (FARNSWORTH BUILDING), LOT 6 IN ASSESSOR'S BLOCK
113, ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION
ADVISORY BOARD.

Passed motion to continue indefinitely. Vote 5-2
Voting no: Commissioners Karasick and Kelleher

2:30 P.M. (Cont)

4. EE80.196 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THREE 2-UNIT BUILDINGS AT THE NORTHWEST CORNER OF CASTRO AND DUNCAN STREETS REQUIRING BUILDING PERMIT APPLICATION NOS. 8002886, 8002886A AND 8002886B, LOTS 10 AND 12 IN ASSESSOR'S BLOCK 6589, CONSTRUCTION OF THREE 2-UNIT DWELLINGS, EACH HAVING 4 FLOORS AND MEZZANINE TOTALING FROM 3,000 SQUARE FEET TO 3,870 SQUARE FEET OF LIVEABLE FLOOR AREA PLUS 2 PARKING SPACES.
(Continued from the Regular Meeting of October 30, 1980)

Passed motion to continue to December 4, 1980.
Vote 7-0

5. DR80.19 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8002886, 8002886A AND 8002886B FOR THREE 2-UNIT DWELLINGS; NORTHWEST CORNER OF CASTRO AND DUNCAN STREETS, LOTS 10 AND 12 IN ASSESSOR'S BLOCK 6589, CONSTRUCTION OF THREE 2-UNIT DWELLINGS, EACH HAVING 4 FLOORS AND MEZZANINE TOTALING FROM 3,000 SQUARE FEET TO 3,870 SQUARE FEET OF LIVEABLE FLOOR AREA PLUS 2 PARKING SPACES.
(Continued from the Regular Meeting of October 30, 1980)

Passed motion to continue to December 4, 1980.
Vote 7-0

6. DR80.19 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8002886, 8002886A AND 8002886B FOR THREE 2-UNIT DWELLINGS; NORTHWEST CORNER OF CASTRO AND DUNCAN STREETS, LOTS 10 AND 12 IN ASSESSOR'S BLOCK 6589, CONSTRUCTION OF THREE 2-UNIT DWELLINGS, EACH HAVING 4 FLOORS AND MEZZANINE TOTALING FROM 3,000 SQUARE FEET TO 3,870 SQUARE FEET OF LIVEABLE FLOOR AREA PLUS 2 PARKING SPACES. (Continued from the Regular Meeting of October 30, 1980)

Passed motion to continue to December 4, 1980.
Vote 7-0

3:30 P.M.

7. DR80.5 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7901673 FOR THE PROPOSED 315 HOWARD STREET OFFICE BUILDING, 21-STORY, 301-FOOT OFFICE TOWER; WITH 297,000 GROSS SQUARE FEET.
(Continued from the Regular Meeting of October 23, 1980)

Approved Resolution No. 8769 Vote 6-1
Voting no: Commissioner Starbuck

8. CU80.201 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 724 AND 736 PACIFIC AVENUE, NORTH SIDE BETWEEN STOCKTON STREET AND GRANT AVENUE, LOT 40 IN ASSESSOR'S BLOCK 161, FOR AN OFF-STREET PARKING FACILITY FOR APPROXIMATELY 39 SPACES IN THE WASHINGTON/BROADWAY SPECIAL USE DISTRICT NO. 1, FOR THE MIRIWA CENTER, A MIXED USE DEVELOPMENT CONSISTING OF RETAIL, RESTAURANT AND OFFICE SPACE, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.
(Continued from the Regular Meeting of October 23, 1980)

NOTE: THE APPLICANT HAS REQUESTED THAT THIS MATTER BE CONTINUED TO DECEMBER 4, 1980.

Passed motion to continue to December 4, 1980.
Vote 7-0

Adjourned: 6:30 p.m.

C55
#21
11/20/80

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
NOVEMBER 20, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

DEC 16 1980

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PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

ABSENT: None.

11:30 A.M.

FIELD TRIP - Field trip to view sites of matters to be considered by
the Commission during the months of November and
December.

Completed.

1:00 P.M.

1. A. Director's Report

2855 DIAMOND STREET, LOT 60 IN ASSESSOR'S BLOCK 6745; PROPOSED
CONTINENTAL SAVINGS & LOAN BUILDING; CONSIDERATION OF A
RESOLUTION APPROVING A PROPOSAL TO USE BART PARKING FACILITY
TO SATISFY CITY PLANNING CODE OFF-STREET PARKING REQUIREMENT.
(Continued from the Regular Meeting of November 13, 1980)

Approved Resolution No. 8770 Vote 7-0

B. Commissioners' Questions and Matters

CONSIDERATION OF A RESOLUTION INITIATING THE DESIGNATION OF
202 GREEN STREET, LOT 6 IN ASSESSOR'S BLOCK 113, AS A LANDMARK
BUILDING, PURSUANT TO SECTION 1004.1 OF THE CITY PLANNING
CODE.

Approved Resolution No. 8771 Vote 6-1
Voting no: Commissioner Karasick

1:30 P.M.

2. PRESENTATION OF THE ARTHUR ANDERSON COST/REVENUE STUDY FOR THE
DOWNTOWN C-3-0 DISTRICT.

Informational Presentation - No Action required

1:30 P.M. (Cont)

3. EE80.288 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR A ZONING RECLASSIFICATION SITE BOUNDED BY COLUMBUS AVENUE, WASHINGTON, KEARNY AND JACKSON STREETS, LOTS 4 THROUGH 16, IN ASSESSOR'S BLOCK 195, CONSIDERATION OF RECLASSIFICATION REQUEST TO REZONE FROM C-2 TO RC-4 DISTRICT TO PRESERVE AND PROTECT THE RESIDENTIAL CHARACTER OF THE SITE BY REQUIRING HOUSING IN THE DEVELOPMENT OF THE SITE.
(Continued from the Regular Meeting of October 23, 1980)

Passed motion to continue to February 5, 1981.

Vote 7-0

2:00 P.M.

4. EE79.453 - PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED CHESTNUT STREET COMMONS; BETWEEN CHESTNUT & LOMBARD STREETS, WEST OF HYDE & EAST OF LARKIN STREETS, LOTS 7, 8, 17, 18 AND 19 IN ASSESSOR'S BLOCK 69, 42-UNIT PLANNED UNIT DEVELOPMENT WITH 63 PARKING SPACES.

Closed the public hearing. Vote 7-0

3:00 P.M.

5. RS80.208 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 1111-33 GREEN STREET, SOUTH SIDE BETWEEN LEAVENWORTH AND HYDE STREETS, LOT 21 IN ASSESSOR'S BLOCK 125, FOR 12-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Disapproved Resolution No. 8774 Vote 7-0

6. RS80.218 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 1135-39 GREEN STREET, SOUTH SIDE BETWEEN HYDE AND LEAVENWORTH STREETS, LOT 20 IN ASSESSOR'S BLOCK 125, FOR 5-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Disapproved Resolution No. 8775 Vote 7-0

7. RS80.215 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 2060 UNION STREET, NORTH SIDE BETWEEN BUCHANAN AND WEBSTER STREETS, LOT 12 IN ASSESSOR'S BLOCK 532, FOR 7-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution No. 8772 Vote 4-2
Voting no: Commissioners Bierman and Starbuck
Absent: Commissioner Dearman

3:00 P.M. (Cont)

8. DR80.30 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8010201 FOR CONSTRUCTION AND CONVERSION FROM DWELLING UNIT TO RETAIL SPACE OF ONE UNIT AT 2060 UNION STREET IN UNION STREET DISCRETIONARY REVIEW AREA.

Passed motion to take Discretionary Review.

Vote 6-0

Absent: Commissioner Dearman

9. DR80.30 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8010201 FOR CONSTRUCTION AND CONVERSION FROM DWELLING UNIT TO RETAIL SPACE OF ONE UNIT AT 2060 UNION STREET IN UNION STREET DISCRETIONARY REVIEW AREA.

Approved with conditions. Resolution No. 8773

Vote 6-0

Absent: Commissioner Dearman

3:30 P.M.

10. RS80.219 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 370 MONTEREY BOULEVARD, NORTH SIDE BETWEEN DETROIT AND CONGO STREETS, LOT 55 IN ASSESSOR'S BLOCK 3091, FOR 20-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution No. 8776 Vote 6-1

Voting no: Commissioner Dearman

11. ZM80.52 - RECLASSIFICATION OF PROPERTY AT 2500-98 GEARY BOULEVARD AND 934 PRESIDIO AVENUE, NORTH SIDE OF GEARY BOULEVARD BETWEEN LYON STREET AND PRESIDIO AVENUE, LOTS 7, 8, 9, 11, 26 AND 27 IN ASSESSOR'S BLOCK 1082, FROM C-2 (COMMUNITY BUSINESS) AND RH-3 (HOUSE, THREE-FAMILY) DISTRICTS TO AN RC-3 (RESIDENTIAL-COMMERCIAL COMBINED, MEDIUM DENSITY) OR AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.

Approved Resolution No. 8777 Vote 7-0

4:00 P.M.

12. SU80.7 - REQUEST FOR AUTHORIZATION FOR A SPECIAL USE AT 4026 - 24TH STREET, LOT 10 IN ASSESSOR'S BLOCK 3656, TO PERMIT A PLACE OF ENTERTAINMENT IN THE 24TH STREET-NOE VALLEY SPECIAL USE DISTRICT.

Approved with conditions. Resolution No. 8778

Vote 4-3

Voting no: Commissioners Karasick, Kelleher and Starbuck

4:00 P.M. (Cont)

13. CU80.37 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT THE EAST SIDE OF POLK STREET, NORTHEAST CORNER AT GREENWICH STREET, LOT 18 IN ASSESSOR'S BLOCK 501, TO PERMIT CONSTRUCTION OF UP TO 28 DWELLING UNITS EXCEEDING 40 FEET IN HEIGHT IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Passed motion to continue to December 18, 1980.

Vote 6-0

Absent: Commissioner Nakashima

4:30 P.M.

14. EE80.184 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR PROPOSAL FOR 3 SINGLE-FAMILY DWELLINGS, NORTHWEST CORNER OF LOPEZ AND SOTELO STREETS, LOT 1, 2 AND 3 IN ASSESSOR'S BLOCK 2859; EACH 3 STORIES OVER A 2-CAR GARAGE.

Denied Resolution No. 8779 Vote 5-1

Voting no: Commissioner Bierman

Absent: Commissioner Nakashima

15. DR80.31 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8004155, 8004156 AND 8004844 AT THE NORTHWEST CORNER OF LOPEZ AND SOTELO STREETS, LOTS 1, 2 AND 3 IN ASSESSOR'S BLOCK 2859; PROPOSAL FOR 3 SINGLE-FAMILY DWELLINGS, EACH 3 STORIES OVER A 2-CAR GARAGE.

Passed motion to take Discretionary Review.

Vote 6-0

Absent: Commissioner Nakashima

16. DR80.31 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8004155, 8004156 AND 8004844 AT THE NORTHWEST CORNER OF LOPEZ AND SOTELO STREETS, LOTS 1, 2 AND 3 IN ASSESSOR'S BLOCK 2859; PROPOSAL FOR 3 SINGLE-FAMILY DWELLINGS, EACH 3 STORIES OVER A 2-CAR GARAGE.

Passed motion to continue to January 8, 1981.

Vote 6-0

Absent: Commissioner Nakashima

Adjourned: 12:45 A.M.

12/4/80
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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
DECEMBER 4, 1980
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

5 1981

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

ABSENT: None.

12:00 NOON

FIELD TRIP - Field trip to view sites of matters to be considered by
the Commission during the Month of December.

Completed.

APPROVAL OF MINUTES

Approval of Minutes of the Regular Meeting of October 23, 1980.

Approved Vote 5-0

Absent: Commissioners Dearman and Kelleher

1:30 P.M.

1. Current Matters

A. Director's Report

Rai Okamoto, Director of Planning, reported that the Landmarks Preservation Advisory Board had developed a priorities statement and work program. The Board, he said, will wish to bring it to you for discussion in the context of a public meeting.

With respect to Commission Resolution No. 8772, approved on November 20, 1980, Alec Bash, Environmental Review Officer, said that the draft resolution which was presented to the Commission had been in error. As a substitute, he asked that the Commission accept a resolution containing the following "Resolved" clause:

1:30 P.M. (Cont)

A. Director's Report (Cont)

"THEREFORE BE IT RESOLVED, That the City Planning Commission does hereby find that the subdivision as set forth in the Tentative Map submitted with said referral IS CONSISTENT with the Master Plan, provided, however, that the subdivider comply with the requirements of the San Francisco Subdivision Code and the following specific condition:

The subdivider shall provide for low and moderate income occupancy pursuant to Section 1341 of the Subdivision Code either through:

- (a) construction ~~or~~ provision through other means of a moderate income unit at another location, under terms of an agreement to be made with the Department of City Planning prior to recordation of the final map; or
- (b) payment of \$50,556 to the City and County for deposit to the Housing Development fund, if no agreement under (a), above, is reached."

B. Commissioners' Questions and Matters

2. CONSIDERATION OF SIGN PERMIT APPLICATION NO. 8002452 FOR A PROPOSED PARKING LOT SIGN AT 62 GROVE STREET IN THE CIVIC CENTER AREA SPECIAL SIGN DISTRICT, ALSO ZONED P (PUBLIC USE) DISTRICT.

Disapproved Resolution No. 8780 Vote 6-0
Absent: Commissioner Kelleher

2:00 P.M.

3. EE80.200 - APPEAL OF PRELIMINARY NEGATIVE DECLARATION FOR A SEVEN-STORY OFFICE BUILDING AT 868 FOLSOM STREET, LOT 24 IN ASSESSOR'S BLOCK 3733, DEMOLITION OF ONE STORY WITH MEZZANINE, 14,728 SQUARE-FOOT BUILDING AND CONSTRUCTION OF SEVEN-STORY, APPROXIMATELY 90,835 SQUARE-FOOT OFFICE/LIGHT INDUSTRIAL BUILDING WITH NO OFF-STREET PARKING SPACES, REQUIRING VZ80.71.
(Continued from the Regular Meeting of October 30, 1980)

2:00 P.M. (Cont)

3. EE80.200 - NOTE: THE DEPARTMENT OF CITY PLANNING STAFF HAS RECOMMENDED THAT THIS MATTER BE CONTINUED INDEFINITELY.

Passed motion to continue indefinitely. Vote 6-0

Absent: Commissioner Kelleher

4. CONSIDERATION OF AMENDMENTS TO THE NORTHEASTERN WATERFRONT MASTER PLAN FOR THE CITY AND COUNTY OF SAN FRANCISCO.

Approved Resolution No. 8781 Vote 7-0

5. REVIEW OF CONFORMITY WITH THE MASTER PLAN OF THE RINCON POINT-SOUTH BEACH REDEVELOPMENT PLAN.

Approved Resolution No. 8782 Vote 7-0

6. CONSIDERATION OF ADOPTION OF THE DOCUMENT ENTITLED "DESIGN FOR DEVELOPMENT: RINCON POINT SOUTH BEACH REDEVELOPMENT PLAN".

Approved Resolution No. 8783 Vote 7-0

2:30 P.M.

7. EE80.196 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THREE 2-UNIT BUILDINGS AT THE NORTHWEST CORNER OF CASTRO AND DUNCAN STREETS REQUIRING BUILDING PERMIT APPLICATION NOS. 8002886, 8002886A AND 8002886B, LOTS 10 AND 12 IN ASSESSOR'S BLOCK 6589, CONSTRUCTION OF THREE 2-UNIT DWELLINGS, EACH HAVING 4 FLOORS AND MEZZANINE TOTALING FROM 3,000 SQUARE FEET TO 3,870 SQUARE FEET OF LIVEABLE FLOOR AREA PLUS 2 PARKING SPACES.
(Continued from the Regular Meeting of November 13, 1980)

Denied Resolution No. 8786 Vote 4-3

Voting no: Commissioners Bierman, Dearman and Starbuck

8. DR80.19 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8002886, 8002886A AND 8002886B FOR THREE 2-UNIT DWELLINGS; NORTHWEST CORNER OF CASTRO AND DUNCAN STREETS, LOTS 10 AND 12 IN ASSESSOR'S BLOCK 6589, CONSTRUCTION OF THREE 2-UNIT DWELLINGS, EACH HAVING 4 FLOORS AND MEZZANINE TOTALING FROM 3,000 SQUARE FEET TO 3,870 SQUARE FEET OF LIVEABLE FLOOR AREA PLUS 2 PARKING SPACES. (Continued from the Regular Meeting of November 13, 1980)

Passed motion to take Discretionary Review. Vote 4-3

Voting no: Commissioners Karasick, Kelleher and Nakashima.

2:30 P.M. (Cont)

9. DR80.19 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8002886, 8002886A AND 8002886B FOR THREE 2-UNIT DWELLINGS; NORTHWEST CORNER OF CASTRO AND DUNCAN STREETS, LOTS 10 AND 12 IN ASSESSOR'S BLOCK 6589, CONSTRUCTION OF THREE 2-UNIT DWELLINGS, EACH HAVING 4 FLOORS AND MEZZANINE TOTALING FROM 3,000 SQUARE FEET TO 3,870 SQUARE FEET OF LIVEABLE FLOOR AREA PLUS 2 PARKING SPACES.
(Continued from the Regular Meeting of November 13, 1980)

Passed motion to continue to January 15, 1980.
Vote 4-3

10. CU80.231 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 378 ARLETA AVENUE, NORTH SIDE BETWEEN ELLIOT AND DELTA STREETS, LOT 65 IN ASSESSOR'S BLOCK 6233, FOR TWO DWELLINGS ON ONE 5,000 SQUARE FOOT LOT IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT. (EE78.217 - CATEGORICALLY EXEMPT UNDER CEQA)

Approved Resolution No. 8784 Vote 7-0

11. CU80.233 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1200 SACRAMENTO STREET, NORTHWEST CORNER AT TAYLOR STREET, LOT 3C IN ASSESSOR'S BLOCK 221, FOR A STRUCTURE OVER 40 FEET IN AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT. (CATEGORICALLY EXEMPT UNDER CEQA)

Approved Resolution No. 8785 Vote 7-0

12. CU80.232 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1255 CALIFORNIA STREET, SOUTH SIDE BETWEEN LEAVENWORTH AND JONES STREETS, LOT 20 IN ASSESSOR'S BLOCK 252, FOR A STRUCTURE OVER 40 FEET IN AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT. (EE80.277)

Approved Resolution No. 8787 Vote 7-0

3:00 P.M.

13. ZM80.43 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 1201 - 19TH AVENUE, SOUTHWEST CORNER AT LINCOLN WAY, LOT 1 IN ASSESSOR'S BLOCK 1731, FROM AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT TO A C-2 (COMMUNITY BUSINESS) DISTRICT. (EE80.266)

Passed motion to continue to January 8, 1980.
Vote 6-1
Voting no: Commissioner Starbuck

3:30 P.M.

14. EE80.269 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR A 17-UNIT CONDOMINIUM, 1400 JONES STREET, LOT 11 IN ASSESSOR'S BLOCK 189, DEMOLITION OF A 3-STORY WOOD FRAME BUILDING AND CONSTRUCTION OF A 9-STORY (6 ABOVE ENTRY LEVEL AND 3 BELOW) CONDOMINIUM BUILDING, APPROXIMATELY 30,150 SQUARE FEET, WITH 17 PARKING SPACES. (CONTINUED FROM THE REGULAR MEETING OF NOVEMBER 6, 1980)

NOTE: THE DEPARTMENT OF CITY PLANNING STAFF WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO JANUARY 8, 1981.

Passed motion to continue to January 8, 1981.

Vote 6-0 Absent: Commissioner Dearman

15. CU80.201 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 724 AND 736 PACIFIC AVENUE, NORTH SIDE BETWEEN STOCKTON STREET AND GRANT AVENUE, LOT 40 IN ASSESSOR'S BLOCK 161, FOR AN OFF-STREET PARKING FACILITY FOR APPROXIMATELY 39 SPACES IN THE WASHINGTON/BROADWAY SPECIAL USE DISTRICT NO. 1, FOR THE MIRIWA CENTER, A MIXED USE DEVELOPMENT CONSISTING OF RETAIL, RESTAURANT AND OFFICE SPACE, IN A C-2 (COMMUNITY BUSINESS) DISTRICT. (Continued from the Regular Meeting of November 13, 1980)

Passed motion to continue to December 18, 1980.

Vote 6-0 Absent: Commissioner Dearman

4:00 P.M.

16. EE80.93 - APPEAL OF THE DETERMINATION THAT AN ENVIRONMENTAL IMPACT REPORT IS REQUIRED FOR 3 DWELLING UNITS AND 1 COMMERCIAL SPACE; 1, 3 & 5 BEAVER STREET, LOT 8 IN ASSESSOR'S BLOCK 3561, CONSTRUCTION OF A 7,500 SQUARE-FOOT 3 STORY BUILDING WITH 3 DWELLING UNITS AND 3 PARKING SPACES, AND 1,120 SQUARE FEET OF COMMERCIAL SPACE; IN A C-2 DISTRICT ON A SITE PRESENTLY USED FOR PARKING, REQUIRING BUILDING PERMIT APPLICATION NO. 7910204.

Denied Resolution No. 8788 Vote 5-0
Absent: Commissioners Dearman and Rosenblatt

4:00 P.M. (Cont)

17. EE80.293 - APPEAL OF THE DETERMINATION THAT AN ENVIRONMENTAL IMPACT REPORT IS REQUIRED FOR 4 SINGLE-FAMILY DWELLINGS, 335 EDGEHILL WAY, LOTS 10-13 IN ASSESSOR'S BLOCK 2934, CONSTRUCTION OF 4 SINGLE-FAMILY DWELLINGS, EACH APPROXIMATELY 6,000 SQUARE FEET, 4 FLOORS, WITH 2 PARKING SPACES, ON VACANT LOTS IN AN RH-1 D DISTRICT.

Denied Resolution No. 8789 Vote 5-0
Absent: Commissioners Dearman and Rosenblatt

Adjourned: 8:30 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY AND MINUTES
OF THE
REGULAR MEETING
THURSDAY
DECEMBER 11, 1980
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

APR 10 1981

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PUBLIC LIBRARY

The San Francisco City Planning Commission met pursuant to notice on Thursday, October 23, 1980, at 1:30 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice President; Susan J. Bierman, Norman Karasick, Yoshio Nakashima and Charles Starbuck III, members of the City Planning Commission.

ABSENT: Richard Sklar.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert W. Passmore, Assistant Director of Planning-Implementation; George A. Williams, Assistant Director of Planning; Milton R. Edelin, Deputy Director of Planning; Barbara Sahm, Assistant Environmental Review Officer; Jonathan Malone, Secretary-Landmarks Preservation Advisory Board; Mary Anne Miller, Planner III, Chi-Hsin Shao, Planner II; Edward N. Michael, Acting Administrative Secretary.

EXECUTIVE SESSION

The Commission met with the Director and Deputy Director of Planning in the Director's Office from 11:30 a.m. to 12:30 p.m. to confer on Budget and Personnel matters affecting the Department of City Planning.

CURRENT MATTERS

A. Director's Report

All Commission matters on the recent Board of Supervisors' Calendar were continued.

The Planning, Housing and Development Committee will have three different ordinances affecting the conversion of residential hotels to transient use for consideration at its next meeting. Additionally, it will be hearing the reclassification of the Farragut School site and possibly other school sites as well.

Although the Planning Commission's denial of the Conditional Use application for the 18th and Carolina site had been upheld by the Board of Supervisors, the Mayor requested that they reconsider the matter. At the Board meeting this past Monday, the matter was tabled indefinitely.

George Williams addressed the Commission on the matter of adoption of documents entitled "Housing Element, City and County of San Francisco: I. Background Data and Need Analysis", and "Housing Element, City and County of San Francisco: III. Implementation Programs and Activities". He explained that the submission of the aforementioned, together with previously submitted material, would establish the City's eligibility for a new state rental assistance program already applied for.

It was moved by Commissioner Starbuck, seconded by Commissioner Karasick and unanimously carried that Resolution No. 8790, adopting the aforementioned documents, be approved.

B. Commissioners' Questions and Matters

Commissioner Starbuck reviewed the work and proceedings of the Contract Monitoring Panel established to recommend selections of a consultant to prepare the Environmental Impact Report (EIR) for implementing evaluation of various alternative zoning proposals for the C-3 (Downtown Commercial) zoning districts of San Francisco. The panel determined the best qualified consultant to be the Environmental Science Associates, Inc. (ESA). Following introduction to the Commission, Mr. Paul Zigman, Marty Abell and Nancy Clark of ESA spoke briefly of their roles in, and approach to, the preparation of the EIR which will be due 10 months following signing of a contract.

It was moved by Commissioner Dearman, seconded by Commissioner Starbuck and unanimously carried that Resolution No. 8791, authorizing the Monitoring Panel to negotiate a final contract with ESA be adopted.

At 2:20 p.m., the Director of Planning left the meeting and Deputy Director Milton Edelin assumed his chair.

EE79.131 - PUBLIC HEARING ON DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED SILVER VIEW TERRACE; AREA GENERALLY BOUNDED BY BRIDGEVIEW DRIVE ON THE NORTHEAST TO NORTHWEST, TOPEKA AVENUE ON THE SOUTHWEST, AND NEWHALL STREET ON THE SOUTHEAST, INVOLVING A VACANT 11-ACRE SITE (FORMERLY MT. ST. JOSEPH'S HOME) ON LOT 2 IN ASSESSOR'S BLOCK 5335A; CONSTRUCTION OF 120 DETACHED, TWO-STORY SINGLE FAMILY UNITS ON LOTS WITH TYPICAL WIDTH OF 33 FEET AND DEPTH OF 80 FEET, AND ON-SITE IMPROVEMENTS REQUIRING APPROVAL OF SUBDIVISION PLANS.

Barbara Sahm represented the Department of City Planning.

Mr. Alex Pitcher, Chairman of the Steering Committee of the Triangle Block Club, requested that the hearing be continued to some time after January 15, 1981, in order to allow further study of the development. He added that the club was not opposed to housing on the site and would continue meeting with the project manager.

John Lahey, representing the developer, stated that he was not opposed to the continuance. Additional testimony was given by Chris Collins, H. Welton Flynn, and Larry Sharmon.

It was moved by Commissioner Bierman, seconded by Commissioner Dearman, and unanimously carried that the matter be continued until January 29, 1981.

NOTE: A CERTIFIED COURT REPORTER WAS PRESENT. AN OFFICIAL TRANSCRIPT HAS BEEN MADE AND IS AVAILABLE FOR REFERENCE PURPOSES IN THE FILES OF THE DEPARTMENT OF CITY PLANNING.

CA80.9 - CONSIDERATION OF 901 MONTGOMERY STREET WITHIN THE JACKSON SQUARE HISTORIC DISTRICT IN LOT 5 IN ASSESSOR'S BLOCK 163; ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER THE CERTIFICATE OF APPROPRIATENESS FOR CONSTRUCTION OF AN OFFICE BUILDING ON THE ABOVE SITE PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Upon recommendation of Assistant Director Robert Passmore, it was moved by Commissioner Starbuck, seconded by Commissioner Nakashima, and unanimously carried that the matter be continued to allow completion of the required Environmental Evaluation for the project.

LM80.9 - CONSIDERATION OF THE HAVENS MANSION AND CARRIAGE HOUSE AT 1381 SOUTH VAN NESS AVENUE ON LOT 46 AND A PORTION OF LOT 47 IN ASSESSOR'S BLOCK 6519, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Jonathan Malone, Secretary to the Landmarks Preservation Advisory Board, made the presentation to the Commission.

Mr. Michael Patterson, owner/applicant, gave testimony as did Earl Moss, representing the Victorian Alliance.

It was moved by Commissioner Dearman, seconded by Commissioner Bierman, and unanimously carried the Resolution No. 8792, recommending designation of the landmark site, be adopted.

HD75.1 - CONSIDERATION OF CERTAIN PROPERTY LOCATED ON OR IN THE VICINITY OF WEBSTER STREET AT 2301-17 JACKSON STREET, 2209, 2217, 2221, 2229, 2233-35, 2238, 2239-41, 2244, 2245, 2247, 2249, 2250, 2251, 2253, 2311, 2313, 2315, 2317-17½, 2319 AND 2321 WEBSTER, AND 2378, 2389, 2400 AND 2405 WASHINGTON STREET, BEING LOTS 1, 1A, 1B, 1C, AND 1D, 2, 3, 4, 5, 6, 7, AND 32 OF ASSESSOR'S BLOCK 612; LOTS 1, 2, 3, 4, 5, 6, 7, AND 8 OF ASSESSOR'S BLOCK 605; AND LOTS 15, 16, 17, 18 AND 19 OF ASSESSOR'S BLOCK 613, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE STRUCTURE AND AREA AS AN HISTORIC DISTRICT PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Jonathan Malone, Secretary to the Landmarks Preservation Board presented background information on the matter and introduced Anne Bloomfield, resident in the proposed district, who had researched the historical material and prepared the case report and accompanying proposed legislation.

Along with Mrs. Bloomfield, other residents of the proposed district who testified in favor of the proposal include:

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
DECEMBER 18, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

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SAN FRANCISCO
PUBLIC UTILITY

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima and Rosenblatt.

ABSENT: Commissioner Starbuck.

1:00 P.M.

1. Current Matters

A. Director's Report

1. RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO ENTER INTO A \$30,000 CONTRACT WITH JOHN M. SANGER ASSOCIATES FOR CONSULTING SERVICES IN CONNECTION WITH A STUDY OF MARKET STREET FROM 5TH TO 9TH STREETS AND SIXTH STREET FROM MARKET TO FOLSOM STREETS, UTILIZING CDBG FUNDS.

Approved Resolution No. 8795 Vote 4-0
Absent: Commissioners Dearman and Starbuck
Abstain: Commissioner Kelleher

2. "SUPPLY AND CONSUMPTION MATTERS: TRENDS AND PROSPECTS, A REPORT CONTAINING BACKGROUND INFORMATION FOR THE ENERGY ELEMENT OF THE COMPREHENSIVE PLAN OF SAN FRANCISCO", DRAFT FOR CITIZENS REVIEW.

Informational presentation - No Action required.

B. Commissioners' Questions and Answers

1:30 P.M.

2. SAN FRANCISCO EXECUTIVE PARK: PRESENTATION OF THE REVISED MASTER PLAN BY CAMPEAU CORPORATION AND ROBINSON, MILLS AND WILLIAMS, ARCHITECTS, IN COMPLIANCE WITH CITY PLANNING COMMISSION RESOLUTION NO. 7547.

Informational presentation - No Action required.

2:00 P.M.

3. CU80.201 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 724 AND 736 PACIFIC AVENUE, NORTH SIDE BETWEEN STOCKTON STREET AND GRANT AVENUE, LOT 40 IN ASSESSOR'S 161, FOR AN OFF-STREET PARKING FACILITY FOR APPROXIMATELY 39 SPACES IN THE WASHINGTON/BROADWAY SPECIAL USE DISTRICT NO. 1, FOR THE MIRIWA CENTER, A MIXED USE DEVELOPMENT CONSISTING OF RETAIL, RESTAURANT AND OFFICE SPACE, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.
(Continued from the Regular Meeting of December 4, 1980)

Passed motion to continue to January 8, 1980.

Vote 6-0 Absent: Commissioner Starbuck

4. EE79.283 - PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED HOLIDAY INN; MASON AND O'FARRELL STREETS; 810-ROOM HOTEL IN A 27-STORY, 475,800 GROSS SQUARE FOOT, 300-FOOT HIGH BUILDING AND THREE LEVELS OF UNDERGROUND PARKING FOR 81 VEHICLES.

Passed motion to close Public Hearing. Vote 6-0

Absent: Commissioner Starbuck

3:00 P.M.

5. CONSIDERATION FOR ENDORSEMENT OF THE VISITACION VALLEY NEIGHBORHOOD IMPROVEMENT PLAN.

Approved Resolution No. 8796 Vote 6-0

Absent: Commissioner Starbuck

3:30 P.M.

6. RS80.244 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 25-29 JOICE STREET, WEST SIDE BETWEEN CALIFORNIA AND PINE STREETS, LOT 21 IN ASSESSOR'S BLOCK 256, FOR 5-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue indefinitely. Vote 6-0

Absent: Commissioner Starbuck

7. RS80.231 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 888-98 - 14TH STREET, NORTHEAST CORNER AT NOE STREET, LOT 34 IN ASSESSOR'S BLOCK 3538, FOR 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue to January 15, 1980.

Vote 6-0 Absent: Commissioner Starbuck

3:30 P.M. (Cont)

8. RS80.255 - JOINT PUBLIC HEARING WITH THE DIRECTOR OF PUBLIC WORKS, AND REVIEW FOR CONSISTENCY WITH MASTER PLAN AT SOUTH-EAST CORNER OF DAVIS STREET AND BROADWAY (GOLDEN GATEWAY COMMONS II), LOT 4 IN ASSESSOR'S BLOCK 168, FOR 52-UNIT CONDOMINIUM SUBDIVISION.

Passed motion to continue to January 15, 1980.

Vote 6-0 Absent: Commissioner Starbuck

9. RS80.229 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 50 PARKRIDGE DRIVE, EAST SIDE NORTH OF BURNETT AVENUE, LOT 14 IN ASSESSOR'S BLOCK 2846, FOR 14-UNIT CONDOMINIUM CONVERSION SUBDIVISION, REQUESTING EXCEPTION FOR LOW- AND MODERATE-INCOME OCCUPANCY REQUIREMENTS OF THE SUBDIVISION CODE.

Passed motion to continue to January 15, 1980.

Vote 6-0 Absent: Commissioner Starbuck

5:00 P.M.

10. EE80.219 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THREE 3-UNIT CONDOMINIUMS ON 27TH STREET BETWEEN CASTRO & NOE, LOTS 34, 35 AND 36 IN ASSESSOR'S BLOCK 6590; CONSTRUCTION OF 3 4-STORY CONDOMINIUMS, EACH 3-UNITS, 5,100 SQ. ft., INCLUDING 3 PARKING SPACES.

Passed motion to continue to January 22, 1980.

Vote 5-0 Absent: Commissioners Bierman and Starbuck

11. CU80.37 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT THE EAST SIDE OF POLK STREET, NORTHEAST CORNER AT GREENWICH STREET, LOT 18 IN ASSESSOR'S BLOCK 501, TO PERMIT CONSTRUCTION OF UP TO 28 DWELLING UNITS EXCEEDING 40 FEET IN HEIGHT IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.
(Continued from the Regular Meeting of November 20, 1980)

Passed motion to continue to January 22, 1980

Vote 6-0 Absent: Commissioner Starbuck

5:30 P.M.

12. CU80.239 - REQUEST FOR AUTHORIZATION OF A PLANNED UNIT DEVELOPMENT AT 375 O'FARRELL STREET; TO ALLOW USE OF FLOOR AREA BONUS PROVISIONS AND MODIFICATION OF SPECIFIC STANDARDS THERETO; TO ALLOW CONSTRUCTION OF A 27-STORY, 410 GUEST ROOM HOTEL ADDITION IN GENERAL CONFORMITY WITH PLANS ON FILE WITH THE DEPARTMENT OF CITY PLANNING; ENTIRE BLOCK BOUNDED BY O'FARRELL, MASON, ELLIS AND TAYLOR STREETS, ALL OF ASSESSOR'S BLOCK 325.

NOTE: NO MAILED NOTICE HAS BEEN PROVIDED FOR THIS HEARING, AND ENVIRONMENTAL REVIEW HAS NOT BEEN COMPLETED; STAFF WILL RECOMMEND CONTINUATION TO JANUARY 29, 1981, IN ORDER TO PROVIDE FULL PUBLIC NOTICE AND COMPLETE ENVIRONMENTAL REVIEW.

Passed motion to continue to January 29, 1980.

Vote 5-0

Absent: Commissioners Bierman and Starbuck

13. CU80.238 - REQUEST FOR AUTHORIZATION OF A PLANNED UNIT DEVELOPMENT AT 5TH STREET, NORTH BETWEEN EDDY AND ELLIS STREETS; TO ALLOW USE OF FLOOR AREA BONUS PROVISIONS AND MODIFICATION OF SPECIFIC STANDARDS THERETO AND TO PERMIT PARKING IN EXCESS OF THAT ALLOWED AS ACCESSORY; TO ALLOW CONSTRUCTION OF A 32-STORY, 1,000 GUEST ROOM HOTEL IN GENERAL CONFORMITY WITH PLANS ON FILE WITH THE DEPARTMENT OF CITY PLANNING; LOTS 11, 12, 15, 16, 17, 18 AND 25 IN ASSESSOR'S BLOCK 330.

NOTE: NO MAILED NOTICE HAS BEEN PROVIDED FOR THIS HEARING, AND ENVIRONMENTAL REVIEW HAS NOT BEEN COMPLETED; STAFF WILL RECOMMEND CONTINUATION TO JANUARY 29, 1981, IN ORDER TO PROVIDE FULL PUBLIC NOTICE AND COMPLETE ENVIRONMENTAL REVIEW.

Passed motion to continue to January 29, 1980.

Vote 5-0

Absent: Commissioners Bierman and Starbuck

Adjourned: 5:30 p.m.

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